

FINAL REPORT

ON THE

SETTLEMENT

OF THE

LUCKNOW DISTRICT

BY P. GRAY, C.S.,
DEPUTY COMMISSIONER AND SETTLEMENT OFFICER.



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From—S. H. BUTLER, Esq., *Offg. Joint Secy. to the Board of Revenue,*
N.-W. P. and Oudh,

To—*The Chief Secy. to Govt., N.-W. Provinces and Oudh, Revenue Department.*

SIR,—I am directed to forward the final settlement report of the Luck-
 now district, with the Settlement Commissioner's review
 PRESENT :
 Hon'ble Mr. H. F. Evans. thereon.

2. The report was compiled by Mr. Gray who had no part in the actual assessment, and who very properly refrained from writing at length on a subject of which he could know but little. It is, however, greatly to be regretted, that the statistics submitted are so unreliable that they have had to be discarded altogether. The Settlement Commissioner has been compelled to have the statistics compiled afresh in his own office, and in effect to write a report as well as a review. For Mr. Gray there is the excuse that he was unacquainted with the course of settlement operations, and that his time was fully occupied in his own arduous work. But the gross carelessness displayed is extremely discreditable to the settlement office and the officer immediately in charge of it. The Board are very reluctant to forward to Government any statistics, which are not reliable, even though supplemented by the reliable statistics of the Settlement Commissioner. But the Settlement office is closed and the District staff would probably fail to discover the errors except after great delay. In this office there are no means of checking the figures beyond a comparison with the statistics given in pargana reports. This comparison has been made and numerous discrepancies have been discovered. But where the figures differ it is in many cases by no means certain which are correct, and the Board would only notice one case of obvious and important error. In the statement given in paragraph 17 (page 30), the incidence of the cash rental and the revenue on the various tenures are compared, and it would appear from that statement that the incidence of revenue in single zamindari estates was only Re. 1-9-2 per cultivated acre as against Rs. 3-1-3 in taluqdari and Rs. 3-1-8 in pattidari estates. The figures in the first four columns of that statement are taken from the pargana assessment reports, but the columns for the amount and incidence of the proposed revenue in no respect correspond. It appears that the mahals grouped under the several tenures have been entirely re-arranged in the matter of revenue while the old arrangement has been accepted in the matter of area and rental. In a statement attached to this letter these discrepancies are compared. The figures taken from the pargana reports are the figures of the original proposals which have subsequently been modified, and they are only of value to prove an error which might otherwise mislead.

3. In other respects it is not necessary for the Board to do again the work which Mr. Hooper has already done so well, more especially as they find themselves on every point in substantial agreement with him. It will be sufficient to indicate briefly the character of the settlement, which is now reported to Government for confirmation.

4. The district is in many respects peculiar. It contains no great clans. A considerable number of the proprietors are purchasers. And the agricultural character of the district and its rental system are largely influenced by the proximity of the large city of Lucknow. The last settlement was undoubtedly full, and it would appear from paragraphs 5 and 11 of Chapter III in Mr. Gray's report, that the collection of the revenue has not in the past been distinguished by elasticity. The transfers of land appear to have been numerous; but it is at least probable that they have been occasioned less by the severity of the expiring settlement than by the

thrifless habits and profligate expenditure which the presence of a great and attractive city is apt to encourage among improvident landowners. The methods of assessment followed by Messrs. Mulock and Darrah were originally criticised by Government, and there can be hardly any doubt that the assessments themselves were unequal. Severity has, however, been corrected, so far as is possible, on appeal, and the instances of unduly lenient assessment have probably not been numerous.

5. The area assessed was 357,464 acres or 10,499 acres in excess of the cultivated area at settlement, and 7,639 acres in excess of the average cultivated area of the five preceding years; but it was 9,406 acres less than the area included in holdings at settlement. Though full the area assessed does not appear to be excessive. The valuation is set out in paragraph 10 of Mr. Hooper's review.

6. The accepted cash rents are Rs. 17,05,888 as against a recorded rental of Rs. 17,18,415. The difference is small, being less than one per cent. of the recorded demand. The incidence of the accepted cash rents, Rs. 6.37 per acre, is high.

It appears (Chapter IV of Mr. Gray's report) that in some cases, more particularly in pattidāri villages owned by Thakurs, there is heavy rack-renting. From the table in paragraph 17 Chapter III of the report it appears that half the cash rented area of the district is contained in villages held in pattidāri tenure, and that the incidence of rent thereon is Rs. 6.79 per acre, the low caste rent-rate for the whole district being Rs. 6.49 per acre. It is doubtful whether sufficient allowance has been made for unstable rents and short collections. But on the other hand the assumption areas have been valued at rates which do not rise to the level of the recorded high caste rates, and deductions have been made for sir and for improvements. Moreover a moderate percentage (46.9) has been taken off the assets and the enhancement on the revenue paying land (22.54 per cent) is not excessive and has been modified, where it is severe in individual estates, by progressions. The exact figures of the progressions are not given in the Settlement Commissioner's review, and the figures given in the report are apparently not correct. But in round numbers the assessment of the khalsa land stands as follows:—

						Rs.
Expiring demand	...	...	...	...	...	7,21,039
Demand 1st five years	...	...	...	...	...	8,35,000
Do. 2nd ditto	...	...	...	...	...	8,65,000
Final demand	...	...	...	...	...	8,83,592

The incidence of the revenue on the cultivated area Rs. 2.85 is very high, but does not show a great advance on the incidence of last settlement, Rs. 2.46 per acre of cultivation. Many of the proprietors are purchasers and prosperous men in whose favour it was not necessary to make any special allowance. But as Mr. Gray observes in his letter forwarding the report "A settlement so quickly brought to a conclusion may contain the elements of failure. For the first few years it will require delicate handling especially in the tracts along the Gumti." The Board are unable to regard with any satisfaction methods of assessment in which fair standard rentals play no part, but they accept the view of the Settlement Commissioner that, though undoubtedly full and unevenly distributed, the assessment of the district as a whole is not, after the modifications made on appeal, excessive. The weak places, if any such remain, will be disclosed by experience, and the Board would recommend that the settlement be now confirmed.

7. With regard to the proposals in paragraph 14 of the Settlement Commissioner's review, the Board recommend that the term of settlement be fixed so as to expire.

Tahsil Lucknow	...	...	...	...	...	30th June 1926
Do. Mohanlalgaonj	...	...	...	...	...	ditto 1927
Do. Malihabad	...	...	...	...	...	ditto 1928

8. There has been no revision of the records—a very satisfactory result of the care bestowed upon the maps and annual papers by Mr. Mulock—and the cost of the

settlement, which falls at Rs. 90-11-10 per square mile of total area, is within the estimate originally framed. No great success can, however, be claimed for the experiment of entrusting the charge of the district and the settlement to the same officer. The Board have little doubt that had a Settlement officer been appointed in Lucknow better results would have been obtained. In criticising the results the Board do not overlook the fact that a great additional labour has been thrown upon the Deputy Commissioner. The charge of the Lucknow district is in itself sufficient work for any one officer, and Messrs. Mulock and Darrah were hurried in the settlement work. It is satisfactory to the Board to notice that the work of Mr. Molony for some-time Assistant Settlement Officer was marked by judgment and gave results which the Settlement Commissioner regards as generally fair.



FINAL REPORT

ON THE

SETTLEMENT OF THE LUCKNOW DISTRICT.

CHAPTER I.

GENERAL DESCRIPTION.

THE district is divided into the following tahsils and parganas :—

Tahsil.	Pargana.
Lucknow	{ Lucknow. Bijnor. Kakori.
Malihábád	{ Malihábád. Mahona.
Mohanlalganj	{ Mohanlalganj. Nigohan.

The area, cultivated area, and population of each is detailed below :—

Tahsil.	Pargana.	Total area.	Cultivated area.	Population.
Lucknow	{ Lucknow	97,826	61,369	122,714
	{ Bijnor	94,730	46,749	68,583
	{ Kakori	38,127	20,881	34,408
Mohanlalganj.	{ Mohanlalganj... ..	128,568	67,891	113,434
	{ Nigohan	45,901	23,652	36,726
Malihábád	{ Malihábád	119,509	71,500	100,121
	{ Mahona	94,355	54,923	75,431
Total		619,016	346,965	551,407

2. The tahsil areas are, with the exception of Lucknow, artificial. The headquarters of the Malihábád and the Mohanlalganj tahsils are badly situated with regard to the tahsil areas.

3. The district is traversed by two rivers, the Gumti and the Sai, with their tributaries.

4. The bed of the Gumti is a good deal below the general surface of the country. In places there are belts of lowlying moist khadir land between the two banks. These belts have been formed by the deposit of silt during floods. The current deposits sometimes sand and sometimes clay on these belts, the soil of which thus varies considerably from place to place and from time to time. On these belts kharif is sparsely grown, but in a dry year rabi crops are generally excellent, but are reaped later than on the uplands and crops are thus liable to damage from hailstorms. The high land immediately adjoining either bank of the river is in some places much cut up with ravines. Sandy dunes are also formed near the river, devoid almost wholly of irrigation and growing thatching-grass and poor crops of bájrâ and moth. Further away from the river the soil becomes heavier passing through dumat into clay as the drainage becomes less and less effective. The clay tracts are generally studded with tanks and large úsar plains. Reh forms on the land where the drainage is imperfect, but disappears into the rivers and streams where it is good.

5. The bed of the Sai is not shallower than that of the Gumti, and the land near the banks is less intersected with ravines. To the north of the river lies a sandy tract very similar to that of the Gumti, but of less extent. There is more clay in the watershed of this river and little khadir.

14. The only indigenous manufactures of any importance are pottery and chikan work. There are some mills and workshops, for the most part under European management.

15. There are no peculiarities about the system of agriculture.

16. The principal crops are given in the following statement, showing the area under each crop in 1301 Fasli :—



Jinsuár statement of the seven parganas of the Lucknow district.

Pargana.	1	Rabi.										Kharif.						Total.	Dofali.
		Total cultivated area as per khars.	Wheat alone.	Wheat mixed.	Barley alone and mixed.	Gram and peas.	Tabacco and kachiana.	Poppy.	Miscellaneous.	Total.	Cotton alone and mixed.	Rice.	Maize.	Juar alone and mixed.	Bajra alone and mixed.	Sugarcane.	Miscellaneous.		
Lucknow	...	61,369	9,898	3,642	6,944	10,403	973	502	4,125	36,477	147	7,409	1,865	7,268	7,904	507	13,554	38,654	13,762
Bijnor	...	46,749	8,601	2,940	6,922	7,914	278	221	906	27,632	371	17,136	475	6,311	4,005	425	5,050	33,773	14,706
Kakori	...	20,881	3,510	1,506	2,383	4,768	170	382	552	13,271	728	6,312	886	3,182	790	133	1,973	14,014	6,404
Mohanlalganj and Nigohan	...	91,543	19,188	4,980	6,959	18,000	1,549	2,819	5,548	59,043	254	30,657	448	10,742	4,927	1,189	19,451	67,668	35,168
Malihabad	...	71,500	10,323	8,358	8,506	13,236	306	1,946	2,074	44,749	1,605	12,976	3,148	6,710	7,161	382	15,126	47,018	20,267
Mahona	...	54,923	12,773	3,174	3,326	15,531	399	1,752	860	37,815	48	15,515	982	4,152	2,072	411	11,866	35,016	17,908
Total		346,965	64,283	24,500	35,090	69,852	3,675	7,622	14,065	219,037	3,053	90,005	7,794	38,365	26,859	3,057	67,020	236,143	108,215

Population and caste distribution.

17. The agricultural classes are mainly Hindus. The Mahomedan element is chiefly confined to the city and towns with a population of over 5,000.

				Population.		Total.	Percentage of Mahomedans.
				Hindus.	Mahomedans.		
Lucknow city...	...	...	...	108,709	87,602	196,311	44.62
Cantonment ...	...	...	...	15,486	6,246	20,732	25.80
Total				124,195	92,848	217,043	42.77
Lucknow	{ Towns	...	...	8,303	5,867	14,170	41.40
	{ Villages	...	...	186,292	25,206	211,498	11.91
Total				194,595	31,073	225,668	13.76
Malihabad	{ Towns	...	...	5,917	4,720	10,637	44.37
	{ Villages	...	...	146,102	18,803	164,905	11.40
Total				152,019	23,523	175,542	13.40
Mohaulganj	{ Towns	...	...	4,803	3,543	8,346	42.45
	{ Villages	...	...	131,413	19,982	144,795	9.24
Total				136,216	16,925	153,141	11.05
GRAND TOTAL	{ City ...	...	...	108,709	87,602	196,311	44.62
	{ Cantonment	...	...	15,486	6,246	20,732	25.80
	{ Towns	...	...	19,023	14,190	33,153	42.62
	{ Villages	...	...	463,807	57,391	521,198	11.01
TOTAL DISTRICT				607,025	164,369	771,394	21.81

18. The following statement gives in detail the methods of irrigation and the area irrigated:—

Pargana.	No. of masonry wells.	No. of kachela wells.	Area irrigated from wells 1301 F.	Area covered with water.	No. of tanks and jhils.	Area irrigated from them 1301 F.	Total area irrigated 1301 F.	Irrigable area last three years.
Lucknow	958	2,500	6,697	3,508	590	6,046	12,743	21,758
Bijnor	498	398	3,877	5,009	856	14,465	18,342	28,329
Kakori	214	449	3,114	1,716	286	4,011	7,134	12,288
Total	1,670	3,347	13,688	10,233	1,732	24,522	38,219	62,375
Mohaulganj	1,160	1,151	9,763	6,456	1,378	18,523	28,286	41,340
Nigohau	468	207	1,535	1,908	441	7,744	9,279	13,766
Total	5,840	1,358	11,298	8,364	1,819	26,267	37,565	55,115
Malihabad	1,076	916	9,913	3,153	1,065	10,213	20,126	34,865
Mahona	578	1,059	6,527	4,589	1,463	12,427	18,954	32,856
Total	1,654	1,975	16,440	7,742	2,528	22,640	39,080	67,721
Total for the district	9,164	6,680	41,426	26,339	6,279	73,429	1,14,864	1,85,211

Tahsil.	Pargana.	Number of wells.		Number of puris.	Number of dhiklis.
		Lime ma-soury.	Gara.		
Malihábád ...	Malihábád ...	1,020	56	1,089	2
	Mahona ...	572	6	573	35
Mohanlalganj ...	Mohanlalganj ...	1,140	14	1,220	1
	Nigohan ...	466	2	491	69
Lucknow ...	Lucknow ...	913	34	863	200
	Bijnor ...	495	3	454	58
	Kakori ...	205	31	238	...
Total ...		4,841	146	4,928	365

The returns for the previous settlement are too inaccurate to justify any comparison being adopted.

CHAPTER II.

THE ASSESSMENT.

It was decided to revise the settlement of this district on the basis of the patwári's maps and village papers which were considered sufficiently accurate. The maps and village papers had been previously brought up to date by the district staff, and no survey or verification of records was undertaken by the Settlement Department.

2. The assessment of pargana Lucknow was carried out during the cold weather of 1893-94 and of the rest of the district during the cold weather of 1894-95.

3. The assessment of pargana Lucknow was first taken in hand, and in this pargana alone the soil classification was revised. The classification at the previous settlement was according to the natural soils with the addition of a separate class for the homestead lands. This classification was considered misleading and was rejected, and a new classification into goind, manjha, and palo adopted.

4. In the course of 1894 it was decided to complete the assessment of the rest of the district comprising six parganas during the ensuing cold weather. There was thus no time to revise the classification and the old classification had to be retained. Uniformity in classification was sacrificed and the soils were demarcated as goind, dúmat, matiyár, and bhur.

5. This was carried out after the soil classification had been made.

6. The Settlement Officer and Assistant Settlement Officer then inspected the villages, grouped them into assessment circles, and finally assessed them. The pargana reports were then compiled.

Abstraction of statements.

Particular duties of Settlement Officer and Assistant Settlement Officer.

7. The grouping of villages into circles and the method of working out standard rates has been described in detail in the pargana reports.

A table showing the circles by parganas and the standard rates is appended :—

Pargana.	Circle.	Goind.		Manjha.		Palo.		Tarai.	
		Area.	Rate.	Area.	Rate.	Area.	Rate.	Area.	Rate.
			Rs. a. p.		Rs. a. p.		Rs. a. p.		Rs. a. p.
Lucknow	I. City ...	3,830	15 14 0	2,449	9 3 3	2,209	4 12 0	...	...
	II Tarai ...	2,229	9 1 9	3,389	5 15 9	5,818	2 7 3	8,312	5 12 2
	III Outer ...	7,792	10 9 9	12,703	6 15 5	17,087	3 3 4	...	...

Pargana.	Circle.	Goind.		Dumat.		Matiyár.		Bhúr.		Tarai.	
		Area.	Rate.	Area.	Rate.	Area.	Rate.	Area.	Rate.	Area.	Rate.
			Rs. a. p.		Rs. a. p.		Rs. a. p.		Rs. a. p.		
Nigohan and Mo- hanlal- ganj.	Bhúr ...	...	1,729 6 9 0	5,998	4 11 0	457	7 1 0	4,717	2 12 0	...	...
	Dumat ...	...	3,749 10 14 0	13,952	6 10 0	2,895	7 12 0	778	2 14 0	...	...
	Matiyár ...	...	6,894 9 15 0	16,966	6 12 0	22,082	5 13 0	216	2 6 0	...	...
	Sai ...	...	1,476 7 14 0	5,912	5 2 0	720	5 0 0	4,227	2 10 0	...	...
Bijoor.	Gumti ...	...	647 10 6 0	3,402	5 9 0	824	4 10 0	126	2 5 0	...	...
	Clay ...	...	4,145 10 1 0	11,519	6 1 0	12,638	4 15 0	653	3 7 0	...	...
	Sai ...	...	2,229 7 10 0	8,045	4 12 0	1,070	5 2 0	3,213	2 11 0	...	...
Malih- abad.	Dumat ...	...	4,840 8 0 0	14,437	6 8 0	838	6 0 0	505	4 0 0	...	...
	Usar ...	...	3,332 8 0 0	8,730	6 0 0	2,139	4 12 0	59	2 0 0	...	...
	Bhúr ...	...	3,101 6 5 0	9,392	4 6 0	420	3 4 0	5,461	3 0 0	456	5 0
	Kavine ...	...	3,203 8 1 0	13,931	5 6 0	1,805	5 0 0	1,134	4 4 0	...	...
Mahona,	Dumat ...	...	3,754 8 8 0	14,216	6 0 0	1,500	5 0 0	604	3 0 0	...	...
	Jhil ...	...	2,073 8 0 0	8,092	6 0 0	2,733	4 8 0	...	...	...	...
	Bhur ...	...	614 6 0 0	2,202	5 0 0	40	3 0 0	1,305	3 0 0	406	2 0
	Usar ...	...	2,327 10 0 0	9,256	6 0 0	1,295	5 0 0	183	2 0 0	...	...
	Turai ...	...	705 7 0 0	2,572	6 0 0	724	4 12 0	800	3 0 0	...	...
Kakori,	Dumat	1,090 9 6 0	6,799	6 0 0	836	5 8 0	314	1 13 0
	Matiyár	1,564 9 6 0	5,474	5 10 0	5,535	4 11 0



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8. The following table of percentages will show the peculiarities of each circle :—

Tahsil.	Pargana.	Circle.	Percentage of total area.		Percentage of total cultivated area.											Number of wells per square mile of cultivation.	Revenue rate per cultivated area.		
			Covered with water.	Otherwise barren.	Goid.	Dumat.	Matiyar.	Bhur.	Tarai.	Sugarcane.	Poppy.	Wheat.	Garden crops.	Rice.	Mohb.			Bajra.	Dry.	Bkfall.
Lucknow.	Lucknow.	I II III	2.96	10.81	5.91	3.71	3.34	...	2.99	...	17.88	...	9.91	...	6.72	34.85	68.46	541	5.59
			4.33	6.91	3.38	5.14	8.82	12.61	.42	.65	11.62	...	7.02	...	14.02	57.95	82.74	82	2.49
			3.33	13.02	11.82	19.40	25.92	...	.57	1.07	17.89	...	15.11	...	13.59	47.83	76.85	335	2.79
Lucknow	Bijnor	Gumti Clay Sai Dumat Matiyar Bhur Dumat Sai Dumat Usar Ravine Dumat Jhil Bhur Usar Tarai	4.38	28.38	12.94	68.05	16.48	2.52	.16	.64	25.30	.45	27.18	5.05	4.27	47.55	68.31	11	2.97
			5.90	36.94	14.31	39.78	43.04	2.25	.96	.57	19.97	.78	48.06	.39	2.82	32.48	64.11	5	2.86
			3.76	11.54	15.31	55.27	7.35	22.07	1.06	1.20	12.67	.26	16.54	2.59	21.92	50.73	77.74	8	2.14
			4.22	17.63	12.07	77.54	9.26	3.47	.50	1.88	13.02	.88	16.09	1.05	5.77	19.21	80.98	17	2.65
			4.66	28.73	12.43	43.53	44.02	...	.73	1.79	19.54	.76	40.46	.09	2.34	21.7	73.77	10	2.74
			4.27	4.13	13.40	46.44	3.54	36.56	.48	2.86	14.24	.76	9.23	17.01	14.79	72.54	65.45	10	2.12
			3.36	9.85	17.51	65.20	13.51	3.63	2.25	5.08	26.74	1.84	17.22	4.99	1.78	65.94	37.23	23	3.54
			5.38	14.05	14.93	36.75	47.81	.46	1.27	2.85	23.45	2.25	51.76	.75	.97	53.20	30.32	3	3.23
			4.71	6.54	11.96	47.92	5.83	34.26	.60	.53	7.83	.21	17.61	8.10	19.08	74.54	49.66	4	2.31
			2.67	6.86	23.47	70.01	4.06	2.44	.88	2.82	16.72	.62	19.02	1.53	5.48	34.21	70.26	12	3.02
			3.22	11.11	23.36	61.22	15.90	.47	.71	4.28	18.26	.31	30.52	.32	4.30	29.87	54.41	3	2.94
			2.34	3.87	16.46	49.86	2.26	28.99	.15	.63	7.22	.33	9.35	9.61	18.60	73.84	80.97	2	1.83
			2.37	11.02	16.95	69.40	8.99	5.64	.38	3.19	13.50	.34	14.02	6.33	9.53	56.55	68.41	12	2.64
Malihabad	Mahona	Jhil Bhur Usar Tarai	4.60	9.27	18.70	70.82	7.46	3.00	.47	2.62	24.21	.62	24.61	.82	3.67	37.29	71.31	14	2.94
			6.42	6.57	21.55	58.65	19.81	...	.57	3.47	24.33	.36	42.25	.07	.68	27.10	52.68	5	2.81
			4.92	4.38	13.18	47.28	.86	28.02	.41	1.26	12.70	.31	12.03	5.36	12.52	76.23	86.10	5	2.04
			3.48	25.01	17.82	70.86	9.01	1.40	1.20	3.98	25.34	1.22	29.81	.80	3.05	.43	67.70	20	3.10
			4.84	6.24	14.68	53.57	15.04	16.66	13.33	4.54	20.03	18.12	13.19	26.48	6.99	51.04	75.29	12	2.79

9. The following table shows the variations since last settlement in the cultivation of various staple crops.

Taluk.	Pargana.	Circle.	Period.	Total of cultivated area as per khawar.	Rabi.							Kharif.							Total.	Miscellaneous.	Defall.
					Wheat alone.	Wheat in combina- tion.	Barley alone and in combination.	Gram and peas.	Tobacco and karhi- ana.	Poppy.	Miscellaneous.	Total.	Cotton alone and in combination.	Rice.	Maize.	Juar alone and in combination.	Bayra alone and in combination.	Sugarcane.			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
Lucknow.	Lucknow.	{	{		
Bijnor.	{	{	{		
Muzaffarnagar.	{	{	{		
Muzaffarnagar.	{	{	{		
Muzaffarnagar.	{	{	{		
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Taluk.	Circle.	Period.	Total of cultivated area as per kharas.	Rabi.										Kharif.							
				Wheat alone.	Wheat in combina- tion.	Barley alone and in combination.	Grain and pulse.	Tobacco and kachi- tana.	Poppy.	Miscellaneous.	Total.	Cotton alone and in combination.	Rice.	Mango.	Four alone and in combination.	Dates alone and in combination.	Sugarcane.	Miscellaneous.	Total.	Mosell.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
Madrabad.	Dumut	Last settlement	16,758	3,087	1,634	1,711	2,331	74	79	613	9,855	51	1,270	66	2,318	1,238	363	4,754	10,063	1,140	
		Present settlement	20,351	3,645	2,664	3,819	129	582	967	13,360	441	4,046	678	2,821	1,130	1,330	132	3,911	12,812	5,857	
		Last settlement	18,815	2,962	1,345	2,003	15	37	335	6,945	7	1,229	21	1,535	358	1,090	358	2,705	9,213	6,053	
		Present settlement	18,815	2,962	1,345	2,003	43	612	311	10,652	407	4,353	640	1,340	102	1,757	102	1,757	9,213	6,053	
		Last settlement	17,106	2,618	1,340	1,898	907	40	464	8,612	97	580	10	1,936	207	2,073	424	4,002	9,157	663	
Madrabad.	Usar	Present settlement	19,609	2,710	2,241	2,521	3,467	70	641	564	12,215	636	2,815	1,792	2,297	1,913	78	8,739	13,270	5,876	
		Last settlement	16,701	2,001	1,255	1,453	38	29	264	7,722	64	487	36	624	287	743	85	6,638	9,722	7,438	
		Present settlement	17,734	1,360	1,912	2,100	64	131	202	8,492	18	1,762	88	652	3,504	30	79	6,638	9,722	7,438	
		Last settlement	65,390	8,706	5,574	7,745	220	185	1,666	33,104	280	3,546	133	8,418	7,228	1,183	17,114	35,902	36,26		
		Present settlement	71,500	10,323	8,358	13,236	306	1,946	2,074	44,749	1,505	12,976	3,148	6,710	7,161	392	15,126	47,018	20,267		
Madrabad.	Dumut	Last settlement	17,922	3,610	1,573	1,375	3,639	96	42	665	10,922	1	2,097	18	1,428	884	239	4,923	9,584	2,654	
		Present settlement	19,846	4,825	1,449	3,897	125	523	253	12,985	9	4,806	215	1,877	731	132	945	4,704	12,619	5,798	
		Last settlement	11,817	3,033	941	3,727	48	39	603	9,290	1	1,596	4	608	132	40	240	2,401	4,832	2,355	
		Present settlement	13,541	3,295	678	5,503	49	471	334	11,310	2	5,728	49	639	93	78	205	8,638	6,407	3,407	
		Last settlement	11,731	3,084	366	3,811	151	319	723	7,497	2	1,901	37	672	433	181	3,015	5,643	1,409	4,103	
Madrabad.	Usar	Present settlement	12,703	3,213	2,30	425	3,145	154	505	160	7,658	22	3,787	659	1,218	388	152	2,732	8,948	4,103	
		Last settlement	4,186	576	306	587	26	1	253	2,384	...	206	...	128	400	19	1,639	2,412	617	617	
		Present settlement	4,186	576	306	587	14	56	63	2,389	1	534	8	213	656	18	1,388	2,718	2,391	1,000	
		Last settlement	4,438	1,317	112	494	18	15	185	3,067	...	422	...	161	410	14	1,384	2,391	2,391	1,000	
		Present settlement	4,343	87	335	938	57	197	59	3,823	15	573	21	205	304	68	907	2,093	1,073	1,073	
Madrabad.	Total	Last settlement	50,417	11,331	3,618	4,200	10,998	508	131	2,435	33,233	4	5,622	50	2,897	2,250	687	13,384	24,912	7,728	
		Present settlement	51,923	12,771	7,171	15,531	590	1,752	860	37,815	48	15,515	962	4,132	2,072	411	11,866	35,016	17,908		
		Last settlement	20,847	4,831	602	3,823	187	40	550	10,608	19	1,405	6	2,013	206	576	8,665	12,890	7,843	2,651	
		Present settlement	21,521	5,767	836	4,672	398	1,096	786	14,294	74	3,718	194	3,161	385	486	6,597	14,610	7,843	2,651	
		Last settlement	12,703	835	463	1,371	94	353	374	5,061	4	1,136	4	1,093	1,477	60	5,615	8,548	949	3,378	
Madrabad.	Blair	Present settlement	12,305	1,753	614	1,221	2,418	94	353	336	6,719	7	1,136	7	1,372	1,820	60	8,361	9,378	3,378	
		Last settlement	12,449	1,732	1,382	7,882	413	187	1,392	25,437	26	12,687	7	1,952	594	587	8,257	25,110	8,298	3,378	
		Present settlement	45,756	10,731	2,370	8,963	1,031	1,306	3,291	31,406	167	23,684	237	5,236	447	583	5,408	35,762	21,412	8,298	
		Last settlement	11,974	2,101	1,054	1,189	42	7	210	5,305	167	23,684	237	5,236	447	583	5,408	35,762	21,412	8,298	
		Present settlement	11,921	934	1,260	1,917	26	61	1,135	6,624	12	2,124	10	973	2,275	60	2,878	8,332	7,186	3,035	
Madrabad.	Total	Last settlement	87,843	20,220	3,011	4,000	14,869	679	243	2,526	46,448	50	15,153	18	6,530	4,883	1,225	25,997	53,831	12,441	
		Present settlement	97,513	19,188	4,980	6,959	18,000	1,540	2,819	5,548	53,043	254	30,657	448	10,742	4,927	1,189	19,451	67,668	35,168	

Changes in uncultivated
area.

10. The following statement shows the changes since last settlement in the
uncultivated culturable area :—

Tahsil.	Pargana.	Circle.	Uncultivated culturable area.	Last settlement.	Present settlement.	Increase.	Decrease.
LUCKNOW.	Lucknow.	City	Groves	1,354	621	...	733
			Culturable waste	169	174	5	...
			Old fallow	585	783	198	...
			New do.	200	325	125	...
		Tarai	Groves	1,521	1,317	...	204
			Culturable waste	2,428	394	...	2,034
			Old fallow	3,844	4,178	334	...
			New do.	1,175	1,598	423	...
		Outer	Groves	1,841	1,737	...	104
			Culturable waste	1,742	886	...	856
			Old fallow	5,699	5,513	...	186
			New do.	1,605	2,241	636	...
		Total	Groves	4,716	3,675	...	1,041
			Culturable waste	4,339	1,454	...	2,885
			Old fallow	10,128	10,474	346	...
			New do.	2,980	4,164	1,184	...
	Bijnor.	Gumti	Groves	259	233	...	26
			Culturable waste	574	35	...	539
			Old fallow	500	381	...	119
			New do.	96	223	127	...
		Clay	Groves	1,477	1,411	...	66
			Culturable waste	1,126	488	...	638
			Old fallow	4,171	3,885	...	286
			New do.	688	2,080	1,392	...
		Sai	Groves	684	902	218	...
			Culturable waste	191	350	159	...
			Old fallow	1,968	1,228	...	740
			New do.	155	1,250	1,095	...
		Total	Groves	2,420	2,546	126	...
			Culturable waste	1,891	873	...	1,018
			Old fallow	6,639	5,494	...	1,145
			New do.	939	3,553	2,614	...
MATHURABAD.	Kakori.	Matiyar	Groves	486	539	53	...
			Culturable waste	833	439	...	394
			Old fallow	1,571	1,562	...	9
			New do.	291	753	462	...
		Dumat	Groves	1,063	989	...	74
			Culturable waste	497	52	...	445
			Old fallow	384	428	44	...
			New do.	65	512	447	...
		Total	Groves	1,549	1,528	...	21
			Culturable waste	1,330	491	...	839
			Old fallow	1,955	1,990	35	...
			New do.	358	1,265	909	...
	Mathurabad.	Dumat	Groves	1,662	1,323	...	339
			Culturable waste	5,738	4,324	...	1,414
			Old fallow	319	772	453	...
			New do.	509	564	55	...
		Usar	Groves	314	522	208	...
			Culturable waste	8,508	7,459	...	1,049
			Old fallow	554	627	73	...
			New do.	466	394	...	72
		Bhur	Groves	283	509	226	...
			Culturable waste	2,945	2,037	...	908
			Old fallow	1,642	2,614	972	...
			New do.	3,672	2,139	...	1,533

Tahsil.	Pargana.	Circle.	Uncultivated culturable area.				Last settlement.	Present settlement.	Increase.	Decrease.
MALIHABAD—(contd.).	Malihabad—(contd.).	Ravine	Groves	...	...	...	1,223	1,086	...	137
			Culturable waste	...	...	...	8,648	6,217	...	2,431
			Old fallow	...	...	...	222	1,193	971	...
			New do.	...	...	...	785	906	121	...
	Total	...	Groves	...	...	...	3,432	3,440	...	42
			Culturable waste	...	...	...	25,840	20,037	...	5,803
			Old fallow	...	...	...	2,737	5,206	2,469	...
			New do.	...	...	...	5,432	4,003	...	1,429
	Dumat	...	Groves	...	...	...	1,267	1,255	...	12
			Culturable waste	...	...	...	1,216	1,215	...	1
			Old fallow	...	...	...	2,588	1,381	...	1,207
			New do.	...	...	...	374	349	...	25
	Jhil	...	Groves	...	...	...	404	437	33	...
			Culturable waste	...	...	...	6,409	6,357	...	52
			Old fallow	...	...	...	2,641	1,297	...	1,344
			New do.	...	...	...	534	406	...	128
	Usar	...	Groves	...	...	...	509	621	112	...
			Culturable waste	...	...	...	1,439	1,279	...	210
			Old fallow	...	...	...	1,870	1,702	...	168
			New do.	...	...	...	171	513	342	...
	Bhur	...	Groves	...	...	...	316	417	101	...
			Culturable waste	...	...	...	...	55	55	...
			Old fallow	...	...	...	1,541	2,115	574	...
			New do.	...	...	...	1,068	756	...	312
	Turai	...	Groves	...	...	...	143	164	21	...
			Culturable waste	...	...	...	1,256	1,870	614	...
			Old fallow	...	...	...	1,588	1,037	...	551
			New do.	...	...	...	381	542	161	...
	Total	...	Groves	...	...	...	2,639	2,894	255	...
			Culturable waste	...	...	...	10,370	10,776	406	...
			Old fallow	...	...	...	10,228	7,532	...	2,696
			New do.	...	...	...	2,525	2,566	41	...
MOHANLAGANJ.	Mohan- laganj.	Bhur	Groves	...	...	...	606	1,017	411	...
			Culturable waste	...	...	...	1,328	262	...	1,066
			Old fallow	...	...	...	697	1,924	1,227	...
			New do.	...	...	...	638	1,304	666	...
	Dumat	...	Groves	...	...	...	1,681	2,361	680	...
			Culturable waste	...	...	...	2,458	739	...	1,719
			Old fallow	...	...	...	2,793	3,738	945	...
			New do.	...	...	...	279	645	366	...
	Matiyar	...	Groves	...	...	...	3,841	4,760	919	...
			Culturable waste	...	...	...	17,841	10,430	...	7,411
			Old fallow	...	...	...	14,366	18,063	3,697	...
			New do.	...	...	...	978	1,645	667	...
	Sai	...	Groves	...	...	...	1,125	1,070	...	55
			Culturable waste	...	...	...	2,428	1,658	...	770
			Old fallow	...	...	...	461	1,024	563	...
			New do.	...	...	...	188	602	414	...
	Total	...	Groves	...	...	...	7,353	9,208	1,855	...
			Culturable waste	...	...	...	24,055	13,089	...	10,966
			Old fallow	...	...	...	18,317	24,749	6,432	...
			New do.	...	...	...	2,083	4,196	2,113	...
	Total of the District.	...	Groves	...	...	...	22,059	23,291	1,232	...
			Culturable waste	...	...	...	67,825	46,720	...	21,105
			Old fallow	...	...	...	50,004	55,445	5,441	...
			New do.	...	...	...	14,315	19,747	5,432	...

11. The map (appendix) accompanying the report shows the allocation of the various circles with reference to the belts of country mentioned in paragraph 6, Chapter I.

12. The areas and standard valuation of each class of soil are as follows:—

Name of pargana.		Gond.	Matiyār.	Dūmat.	Bhūr.	Tarai.	Addition.	Deduction.	Total.
MALIHABAD ...	Area in acres ...	14,476	5,208	46,490	7,159	456	...	...	73,789
	Standard valuation ...	1,10,776	25,598	2,62,189	23,341	2,380	1,247	190	4,23,240
MAHONA ...	Area in acres ...	10,373	6,292	36,338	2,892	496	...	...	56,391
	Standard valuation ...	87,582	29,833	2,15,866	8,498	942	858	...	3,43,624
MOHAN LAL- GANJ.	Area in acres ...	10,045	20,646	32,312	6,495	...	...	...	68,498
	Standard valuation ...	97,501	1,26,184	2,03,990	15,209	...	691	8,465	4,35,110
NIGOHAN ...	Area in acres ...	3,803	5,508	10,516	4,443	...	...	...	24,270
	Standard valuation ...	34,748	31,418	61,376	11,607	...	2,017	1,059	1,40,067
BILNOR ...	Area in acres ...	7,021	14,635	22,966	3,992	...	...	...	48,611
	Standard valuation ...	65,418	71,694	1,26,967	11,169	...	...	5,930	2,69,318
KARORI ...	Area in acres ...	2,654	6,371	12,273	314	...	...	...	21,612
	Standard valuation ...	24,881	80,548	71,585	569	...	...	1,296	1,26,282
TOTAL ...	Area in acres ...	48,372	58,557	1,60,895	24,295	952	...	...	2,93,071
	Standard valuation ...	4,20,905	3,15,270	9,41,973	70,388	3,222	4,813	16,980	17,39,591
LUCKNOW ...	Area in acres ...	13,272	18,220	24,180	...	8,211	...	...	63,883
	Standard valuation ...	1,57,249	1,28,986	76,568	...	47,299	11,236	3,968	4,17,370
GRAND TOTAL,	Area in acres ...	61,644	76,777	1,85,075	24,295	9,163	...	...	3,56,954
	Standard valuation ...	5,78,154	4,44,256	10,18,541	70,388	50,521	16,040	20,948	21,56,961

Recorded and corrected
rent roll.

13. The aggregate recorded and corrected rentals for each class of tenure are given in the following form.

Pargana.	Tenants' cash rented lands.						Other lands.					
	Ordinary tenants.			Occupancy tenants.			Sir.		Khudrāsh.		Under-proprietary land.	
	Area.	Rent.	Ra.	Area.	Rent.	Ra.	Area.	Rent.	Area.	Rent.	Area.	Rent.
Lucknow	51,118	3,18,040	369	1,620	1,351	5,275	3,504	13,924	4,814	9,381		
	50,316	3,17,950	357	2,431	1,346	11,105	3,354	20,995	3,730	31,793		
Bijnor	37,847	2,23,284	651	3,153	1,753	6,678	4,015	15,860	2,386	11,839		
	37,847	2,23,284	637	3,322	1,750	7,846	3,981	15,495	1,925	7,314		
Katori	17,064	1,05,022	413	2,259	909	2,988	870	3,158	2,317	1,654		
	17,064	1,05,022	400	2,342	885	4,361	801	3,787	1,580	2,548		
Mohanlalgaonj and Nigohan.	72,270	4,77,437	869	3,396	3,885	11,922	5,875	25,362	5,526	11,921		
	72,270	4,77,437	821	4,310	3,859	20,791	6,378	27,741	3,894	16,801		
Malihābād	50,407	3,28,120	1,537	6,955	1,830	7,137	5,667	20,674	2,951	4,490		
	50,407	3,28,120	1,490	7,088	1,813	6,937	5,512	22,443	2,144	7,890		
Mahona	39,697	2,66,652	1,327	4,924	1,944	6,757	4,480	21,356	1,661	2,943		
	39,697	2,66,652	1,181	6,075	1,940	8,245	4,428	30,084	1,370	5,859		
Total	2,68,898	17,18,555	5,166	22,307	11,676	40,707	24,411	93,834	19,655	42,778		
	2,67,601	17,18,465	4,886	25,568	11,602	59,285	23,454	1,10,547	14,643	72,205		

Pargana.		Other land.				Addition.	Deduction, rule 17.	Deduction, rule 27.	Net.				Proposed revenue.	
		Grain rented.		Nominally rented and rent free.					Area.	Rent.	Deduction or addition by Settlement Commission.	Net assets.		
		Area.	Rent.	Area.	Rent.									
Lucknow	Recorded	2,777	5,565	1,976	1,057	...	...	...	65,908	3,55,512	...	...	...	1,85,483
	Corrected	2,768	12,113	2,523	14,394	11,236	2,780	1,188	64,394	4,18,049	15,400	4,02,649	...	...
Bijnor	Recorded	610	1,756	2,446	"	...	...	...	40,708	2,56,070	...	...	...	...
	Corrected	607	2,091	1,764	8,175	...	4,175	1,755	48,511	2,61,597	+ 338	2,61,935	...	1,24,511
Kakori	Recorded	155	373	883	186	...	...	...	22,611	1,15,540	...	...	...	...
	Corrected	155	571	717	2,559	...	1,021	275	21,612	1,19,894	- 319	1,19,575	...	56,515
Mohaniaiganj and Nigohan.	Recorded	2,349	6,757	5,896	1,062	...	...	...	...	...	...	...	...	...
	Corrected	2,349	9,780	4,197	22,089	2,708	6,568	2,996	92,768	5,72,045	- 485	5,71,560	...	2,77,132
Mailhābād	Recorded	9,244	35,490	3,331	171	...	...	...	74,967	4,03,027	...	...	...	...
	Corrected	9,219	33,618	3,205	13,759	1,247	190	...	73,789	4,20,911	- 2,807	4,18,104	...	1,86,636
Mahons	Recorded	5,419	20,385	2,538	39	...	...	...	57,066	3,23,056	...	...	...	...
	Corrected	5,417	21,771	2,358	11,244	858	...	...	56,391	3,40,788	- 1,211	3,39,577	...	1,56,776
Total	Recorded	20,554	70,416	17,070	2,465	...	...	...	...	...	...	...	...	...
	Corrected	20,515	79,894	14,764	72,219	16,049	14,734	6,214	3,57,465	21,33,284	- 19,884	21,13,400	...	9,86,763

The additions consist of the sayar items. The deductions are for proprietary holdings and wells, and include the difference between the rejected and substituted corrected rentals. The difference of 9,405 acres between the total area assessed and the corrected area is due to exemption of groves and other uncultivated non-assessable areas included in the holding shown in statement IV of the assessment statements.

The difference between the corrected rents and the standard valuation is 1·78 per cent. only.

14. The aggregate revenue assessed is shown in the following table:—

				Present.	Proposed.	Increase.	Percentage of increase.
Muafi and jaghir	...	...	...	59,364	79,166	19,802	33·35
Permanently settled	...	...	...	52,917	76,883	23,966	45·38
Ordinary	...	...	...	6,68,112	8,30,714	1,62,602	24·33
Total				7,80,393	9,86,763	2,06,370	26·44

The proposed assessment amounts to Rs. 9,86,763 compared with an expiring demand of Rs. 7,80,393, an increase of Rs. 2,06,370 or 26·44 per cent.; but this includes muafi, jaghir, and permanently settled villages. The assumed assessment on these is Rs. 1,56,049; whereas the actual revenue payable on them to Government is only Rs. 52,917; so that the actual revenue payable to Government is Rs. 8,83,631 against an expiring demand of Rs. 7,21,029 which gives an increase of Rs. 1,62,602 or 22·55 per cent.

15. The comparative incidence of the new and old demand is as follows. All the muafi and permanently settled villages have been excluded, but not those held in jaghir:—

Comparative incidence
new and old jamas.

Tahsil.	Pargana.			Incidences.		
				Total area.	Revenue paying area.	Cultivated area.
				Rs. a. p.	Rs. a. p.	Rs. a. p.
LUCENOW.	Lucknow	...	Expiring demand	1 7 10	2 4 7	2 6 4
			Proposed demand	1 14 4	2 4 9	3 0 9
	Kakori	...	Expiring demand	1 1 10	1 12 7	2 5 2
			Proposed demand	1 7 8	2 2 7	2 11 4
	Bijnor	...	Expiring demand	1 0 2	1 12 9	2 4 10
			Proposed demand	1 3 4	2 1 7	2 10 7
MALIHABAD.	Malihabad	...	Expiring demand	1 3 6	1 6 7	2 3 6
			Proposed demand	1 8 11	1 12 8	2 9 9
	Mahona	...	Expiring demand	1 9 10	1 13 8	2 11 7
			Proposed demand	1 10 7	1 3 2	2 13 9
MOHAN- LALGANJ.	Mohanlalganj and Nigohan.	...	Expiring demand	1 15 11	1 10 10	2 9 9
			Proposed demand	1 9 5	1 15 1	3 0 7

16. Progressive jamas have been sanctioned by the Settlement Commissioner and the Board of Revenue and the full jama of Rs. 8,83,631 will not be levied until the period for the last progressive jama, shown parganawar, has expired.

Pargana.	Permanently settled.			Muzafi and jaghir.			Nazul.			Government.			Khalsa.			Total.		
	1st 5 years.	2nd 5 years.	Final.	1st 5 years.	2nd 5 years.	Final.	1st 5 years.	2nd 5 years.	Final.	1st 5 years.	2nd 5 years.	Final.	1st 5 years.	2nd 5 years.	Final.	1st 5 years.	2nd 5 years.	Final.
Lucknow	2,300	2,300	2,300	35,235	35,819	36,209	3,173	3,183	3,183	6,185	6,295	6,405	1,28,810	1,35,330	1,37,386	1,73,703	1,82,927	1,85,483
	1,530	1,530	1,530													1,74,333	1,82,157	1,84,713
Bijnor	13,088	13,088	13,088	10,375	10,375	10,375	25	25	25				96,378	99,923	1,01,023	1,19,866	1,23,411	1,24,511
	8,634	8,634	8,634													1,15,412	1,18,957	1,20,057
Kakori				21,752	23,007	23,322	135	145	145				31,123	32,583	33,048	53,010	55,735	56,515
	21,345	21,595	21,715	1,730	1,730	1,730							1,84,397	1,89,087	1,89,857	2,07,472	2,12,412	2,13,302
Mohanlalganj	14,157	14,157	14,157	390	390	390							23,445	23,680	23,680	2,00,284	2,04,974	2,05,741
	39,780	39,780	39,780													62,615	63,830	63,830
Nigohan	28,606	28,606	28,606	6,060	6,285	6,315										51,441	52,656	52,656
													1,08,421	1,77,306	1,80,101	1,74,481	1,83,591	1,86,416
Malihabad				825	825	825							1,43,726	1,53,910	1,55,881	1,50,551	1,54,741	1,56,706
Mahona																		
	76,513	76,763	76,883	76,367	78,431	79,166	3,333	3,353	3,353	6,185	6,295	6,405	7,51,300	8,11,805	8,20,956	9,43,698	9,76,647	9,86,783
Total	52,927	52,927	52,927													9,20,112	9,52,811	9,62,807

17. Full grown groves have not been assessed unless they are held on cash rents by tenants or unless, if held by proprietors, they are cultivated.

Fodder crops are often grown in groves, but in such cases groves have been exempted from assessment. The area of land exempted from assessment is 9,405 acres (*vide* paragraph 13). Lists have been prepared for each village showing the area so exempted so that the land may be assessed when the trees are cut down.

18. Grain rents are not common and the area so rented is almost entirely of a precarious character. The ordinary method of apportionment is in equal shares to the landlord and tenant.

19. The chief sources of income are dhák jungle, fish, wild rice, and patawar. The value of siwai is inconsiderable. Siwai.

20. Most of the land held rent free or for service is poor. This, when fallow for over three years, and barren land and old fallow included in an under-proprietor's holdings, have not been assessed. In many villages where rice is grown to a large extent the tenants hold free of rent the nurseries in which the young rice is grown.

These nurseries were not assessed.

CHAPTER III.

When the settlement just now expiring came into force the district was quieting down after the events of 1857 and subsequent years. The creation of valid titles by the medium of the courts, the security of life and property and freedom from vexatious exactions brought about a better feeling between landlords and tenants. In paragraph 22, part III of last settlement report, it is stated: "Rents are everywhere rising and payments in kind which existed only in any force in the eastern parganas are being steadily commuted for money rents."

2. It was at this period also that unwritten customs concerning the tenure of land were converted into contracts enforceable by law.

The legalized customs were very different from the statute made rights of the present day. The superior rights were much the same as they are at the present time, *viz.*, zamindári, pattidári, and bhaiya chára, taluqdári and sub-settlement holders. The subordinate rights were: (1) ordinary cultivating tenure, (2) occupancy tenure with hereditary right, (3) exproprietary tenure with transferable and hereditary right (*sír*), (4) chakdári tenure, consisting of small holdings acquired by purchase or grant, (5) the *muají* or rent-free tenure in *birt* or *sankalp* held by brahmins, (6) service tenure or *chakrana*, (7) grove tenure.

3. The only recognised tenures now are: (1) under-proprietary, (2) occupancy; (3) statutory. The inquiry into rights was begun before the statutory laws on the subject (the Sub-Settlement Act of 1866, and the Rent Act of 1868) were passed, and this accounts for the distinction between "*sírdárs*" and the real "under-proprietors." Under rule 10 of the Schedule to the Sub-Settlement Act all the so-called *sírdárs* are plainly under-proprietors. By the Rent Act of 1868 the definition of an under-proprietor was extended so as to include any one having a heritable or transferable right for which he was liable to pay rent.

It is, however, a little doubtful whether a "*chakdar*" can come under the definition of under-proprietor, because (*vide* paragraph 72, part III of Settlement Report) he held a small parcel of land on separate tenure acquired by purchase or grant, and was assessed to his proportionate share of the total revenue assessed on the village. Whatever the strictly legal status of a *chakdar* may be he came to be recorded as an under-proprietor, and it would be useless now to record him differently. But in fixing under-proprietary rents it was necessary to proceed with great caution. Where

6. The district may be divided into the following soil tracts; divisions can be made beginning at the north-east corner : (1) clay, (2) dumat, (3) bhur, (4) khadir of the Gumti, (5) bhúr uplands, (6) dumat, (7) matiyár, (8) bhúr of the Sai.

7. In the centre of the district lies the large city and cantonment of Lucknow which provides an ample market for the whole of the produce of the district.

The population of this area is as follows :—

Population					
		City.		Cantonment.	
		Last settle- ment.	Present settle- ment.	Last settle- ment.	Present settle- ment.
City proper ...	...	179,694	199,241	...	...
87 villages within the city area ...	...	52,827	50,270	21,530	23,517
Total, City ...	...	232,521	249,511	21,530	23,517

8. The population of the rest of the district is almost purely agricultural.

The following figures show the towns and villages classified according to population :—

Serial number.	Tahsil.	Containing population of—												
		No. of parganas.	1 to 199		200 to 500		500 to 1,000		1,000 to 2,000		2,000 to 5,000		5,000 and over.	
			Last.	Present.	Last.	Present.	Last.	Present.	Last.	Present.	Last.	Present.	Last.	Present.
1	Lucknow ...	3	98	78	107	135	78	81	32	26	16	17	2	2
2	Mohanlalganj ...	2	60	41	84	82	56	67	18	26	5	8	1	2
3	Malihabad ...	2	152	111	131	151	60	84	18	26	7	6	1	1
	Total ...	7	310	230	322	368	194	232	66	78	28	31	4	5

9. The number of hamlets attached to the revenue mauzas is 1,601 as compared with 1,133 at the last settlement.

The increase is a sign of greater security and more careful cultivation.

Tahsil.	Pargana.				No. of villages.	No. of hamlets.	Total.
Lucknow	Lucknow	...	...	...	187	318	505
	Bijnor	...	...	...	102	174	276
	Kakori	...	...	...	64	70	134
	Total	...	...	...	353	562	915
Mohanlalganj.	Mohanlalganj	...	...	...	173	407	580
	Nigohan	...	...	...	57	132	189
	Total	...	...	...	230	539	769
Malihábád	Malihábád	...	...	...	188	289	477
	Mahona	...	...	...	194	211	405
	Total	...	...	...	382	500	882
	Total of district	...	...	...	965	1,601	2,566

the system on which the chakdari rents were fixed was ascertainable he has been assessed accordingly ; where the system was not ascertainable he has been assessed to his share of revenue plus a percentage which the lambardār takes for the trouble and risk of collection.

When the Oudh Land Revenue Act was passed it became necessary in accordance with the provisions of section 56c to draw up a list of under-proprietors. Deputy Collector Rae Hazari Lal was deputed for this purpose. As the sirdārs and chakdars all had transferable and heritable rights they were transferred in a body as were the holders of *muafi* land and groves who were admitted by the zamīndārs to have transferable rights. Thus the register contains :—(a) all the under-proprietors originally so classed (except sub-settlement holders) ; (b) all the chakdars ; (c) all the sirdārs ; (d) some of the holders of *muafi* ; (e) some of the holders of groves. This subject is further treated of in paragraph 12.

4. In enforcing or contesting the claims the parties interested indulged in reckless and expensive litigation. Statement No. 8 of the last settlement report shows that out of 27,139 claims 24,065 were contested. The figures include the statistics of the parganas of Kursi Dewa and Mohan Auras since transferred to other districts.

5. The very great increase in the value of land as security, one of the immediate results of the introduction of good government, created a fatal facility for borrowing. Mr. Maconachie in paragraph-62 of his report says, " Money on landed property being obtainable for the asking, nearly all the zamīndārs are more or less in debt." A course of unfavourable seasons increased the indebtedness of the landed proprietors. The Commissioner of Lucknow reviewing the settlement report in 1872, says (paragraph 21) : " If the continuation of rents at the rates prevailing two years ago could be reckoned upon, I should be inclined to think that the district was assessed at rather less than full half assets ; but the years preceding 1870 were exceptionally favourable for Oudh. Crops were good or at least fair and owing to shortcomings in adjoining provinces the price of agricultural produce ruled high, and cultivators were in a position to pay heavy rents. But the last two years have witnessed a very different state of affairs ; and for the agricultural year just ended, it is, perhaps, not too much to say that little more than four-fifths of the rent has been realized. Very great difficulty has been experienced in collecting the revenue, and notwithstanding numerous alienations temporary and permanent by landholders to obtain the means of meeting their obligations, there is even now a considerable balance. Many zamīndārs, as noted by the Settlement Officer, are in straitened circumstances, but for this no doubt they might have pulled through a couple of bad years without borrowing ; but the number of transfers certainly tends to indicate that the Government demand does not press too lightly."

7. The rainfall of each year since 1870 and the state of the crops and of prices are shown in the following table.

Year.	Rainfall.					Remarks on season in annual report.	Amount of food procurable for a Rupee.									
	+ or - average.		October 1st to June 1st.	+ or - average.			Total.	+ or - average.		Barley.	Gram.	Arhar.	Common rice.	Juar.	Majra.	Average of all kinds.
	June 1st to October 1st.	3		4	5			6	7								8	9	10	11	12	13	14	15	16
1870-71	...	48.7	+15.26	8.1	+4.494	56.8	+19.83	Floods in many places; kharif was destroyed. Autumn demand in some cases postponed; heavy revenue balance.	24	31	26½	31	17½	29	24½	26.50
1871-72	...	52.8	+19.36	4.3	+6.04	57.1	+20.13	Floods; kharif seriously damaged; rabi poor; prices high; heavy revenue balance.	18	22½	25	22	19½	28½	26½	23.1½
1872-73	...	32.6	-8.4	1.1	+2.506	33.7	-3.27	Kharif good; rabi poor from want of rain and severe hailstorm; balance heavy.	16½	21½	21½	27	17½	24½	21½	21.50
1873-74	...	29.3	-4.14	0	-3.006	29.9	-7.07	Rain badly distributed; rice almost a total failure; mash, juar, and bājra much below average. (owing to early cessation of rain much land could not be ploughed for the rabi. Rabi crop fair except arhar which was frost-bitten; arrears large (nearly Rs. 40,000).)	17½	21½	19½	20	16½	21	20½	19.42
1874-75	...	40.9	+7.46	7	-2.906	41.6	+4.63	Rainfall seasonable; crops good; food-grains cheap; balance smaller.	25½	28½	29½	25	18½	24½	25½	25.17
1875-76	...	38.1	+4.66	1.1	-2.506	39.2	+2.23	Rain seasonable; kharif and rabi good; food-grains cheap; balance small.	32	44½	40½	36	24	34½	25½	33.85
1876-77	...	20.8	-12.64	5.7	+2.094	26.5	-10.47	Rain seasonable and kharif and rabi good; balances moderate.	20½	20	25½	31	18½	36½	36	26.78
1877-78	...	4.3	-29.14	8.2	+4.594	12.5	-24.27	Next to no kharif; great distress; relief works were opened on which over Rs. 40,000 were expended; heavy mortality. Out of a revenue of Rs. 7,06,000 there was an arrear of Rs. 67,000.	14½	19½	13½	13	8½	13½	12½	13.67
1878-79	...	25.4	-8.04	1	-3.506	26.4	-11.47	Rain fairly seasonable; rabi fair.	15	22	15½	14	12½	24½	20	17.71
1879-80	...	37.4	+3.96	3.7	+0.94	41.1	+4.13	Kharif and rabi above the average; bad fever; collections good.	19½	30½	23½	22	14½	20½	18½	21.28

Year.	Rainfall.						Remarks on season in annual report.	Amount of food procurable for a rupee.							
	June 1st to October 1st.			October 1st to June 1st.				Wheat.	Barley.	Gram.	Arhar.	Common rice.	Juar.	Bajra.	Average of all kinds.
	2	3	4	5	6	7										8
1	9	10	11	12	13	14	15	16							
1880-81	20½	28½	21	27	13	26½	22½	22.71							
1881-82	18½	26	22½	25	17½	29½	27½	24.07							
1882-83	19	27½	25	30	16½	25½	27½	24.46							
1883-84	22	29½	25½	30	14½	29½	28½	25.67							
1884-85	23½	31	24½	26	15½	27	31½	25.57							
1885-86	21	27½	27½	29	18	24½	26½	24.89							
1886-87	17½	22½	24½	26	17½	32½	27½	24.0							
1887-88	17½	23½	22½	22	15½	20½	18½	20.03							
1888-89	15½	21½	22½	22	13½	19½	18	18.96							
1889-90	16½	22½	21½	24	14½	22½	20½	20.32							
1890-91	15	21½	18½	19	13	17½	17½	17.46							
1891-92	14½	22½	21½	...	13	16½	17½	17.58							
1892-93	14½	23	22½	...	14	24	21	19.83							
1893-94	17½	24½	24	...	15½	25½	21	21.29							
1894-95	15½	22½	21½	...	13½	20½	17½	18.54							

8. The landholders as a body began the term of the settlement in debt.

The cultivated area and assessable assets at last settlement and now are as follows:—

				Cultivated area.	Assessable assets.	General rent rates
						Rs. a. p.
Present settlement	...	...	...	3,46,965	21,21,388	6 1 9
Last settlement	...	...	...	3,31,355	17,69,899	5 5 4

The landlords annually receive Rs. 3,51,489 more than before, an amount amply sufficient to have paid off their debts. A light assessment, however, encouraged habits of extravagance and the landlords continued to remain indebted.

9. The table below shows the changes since last settlement in the areas held by different castes of proprietors.

Pargana Lucknow.

Number.	Caste.	Area in acres held at last settlement.	Area gained.	Area lost.	Area now held.	Plus.	Minus.
1	Mahomedans	47,879	7,054	8,165	46,768	...	111
2	Brahmans	6,352	775	1,966	5,161	...	1,191
3	Thakurs	26,817	525	6,520	20,822	...	5,995
4	Kayasths	6,111	4,736	2,064	8,783	2,672	...
5	Kashmiris	119	3,913	...	4,032	3,913	...
6	Government	2,468	2,321	1,785	3,004	536	...
7	Kulwars	259	...	...	259	...	...
8	Ahirs	1,878	46	537	1,387	...	491
9	Khatris	1,492	2,080	319	3,233	1,741	...
10	Banias	2,181	966	279	2,868	687	...
11	Lodhas	845	...	678	167	...	678
12	Jats	577	...	...	577	...	...
13	Halwais	...	...	...	...	...	...
14	Bairagis	25	...	...	25	...	...
15	Kurmis	593	...	233	360	...	233
16	Shauilat	231	380	231	380	149	...
	Total	97,827	22,776	22,777	97,826	9,698	9,699

Pargana Bijnor.

Number.	Caste.	Area in acres held at last settlement.	Area gained.	Area lost.	Area now held.	Plus.	Minus.
1	Mahomedans	31,012	8,778	10,210	29,580	...	1,432
2	Brahmans	15,562	4,081	2,723	16,920	1,358	...
3	Thakurs	44,328	7,301	18,262	33,367	...	10,961
4	Kayasths	743	5,772	...	6,515	5,772	...
5	Kashmiris	...	1,742	...	1,742	1,742	...
6	Government	325	30	...	364	39	...
7	Ahirs	2,098	273	733	1,638	...	460
8	Khatris	...	1,138	...	1,138	1,138	...
9	Banias	...	2,588	...	2,588	2,588	...
10	Lodhas	...	17	...	17	17	...
11	Muraos	618	...	7	611	...	7
12	Bhuts	112	138	...	250	138	...
	Total	94,798	31,867	31,935	94,780	12,792	12,800

Pargana Kakori.

Number.	Caste.	Area in acres held at last settlement.	Area gained.	Area lost.	Area now held.	Plus.	Minus.
1	Mahomedans ...	18,891	641	301	18,781	340	...
2	Brahmans ...	1,761	80	661	1,180	...	584
3	Thakurs ...	11,813	...	3,304	8,509	...	3,304
4	Kayasths ...	1,743	701	974	1,470	...	273
5	Kashmiris ...	1,219	1,045	3	2,261	1,042	...
6	Government ...	692	26	121	597	...	95
7	Ahirs ...	734	117	478	373	...	361
8	Khattiris ...	772	729	...	1,501	729	...
9	Banias ...	...	2,811	...	2,811	2,311	...
10	Lodhas ...	227	79	39	273	46	...
11	Jats ...	800	121	680	241	...	559
12	Nanakshahi ...	121	680	121	680	559	...
	Total ...	38,276	6,679	6,530	38,127	5,027	5,176

Pargana Mulihabad.

Number.	Caste.	Area in acres held at last settlement.	Area gained.	Area lost.	Area now held.	Plus.	Minus.
1	Mahomedans ...	46,782	7,706	6,840	47,738	956	...
2	Brahmans ...	4,884	3,205	1,488	6,601	1,717	...
3	Thakurs ...	64,045	28	13,731	50,342	...	13,703
4	Kayasths ...	1,380	1,203	886	1,697	317	...
5	Kashmiris ...	770	7,020	...	7,790	7,020	...
6	Government ...	2	26	...	28	26	...
7	Kalwars ...	6	197	...	203	197	...
8	Ahirs ...	746	44	10	780	34	...
9	Khattiris ...	4	129	2	131	127	...
10	Banias ...	854	2,761	...	3,615	2,761	...
11	Lodhas ...	...	5	...	6	6	...
12	Muraos ...	98	1	83	16	...	82
13	Malis ...	...	3	...	3	3	...
14	Pasis ...	2	...	...	2	...	...
15	Lohars ...	...	1	...	1	1	...
16	Barhais ...	1	...	...	1	...	...
17	Kaseras ...	1	...	...	1	...	...
18	Jats ...	...	555	...	555	555	...
	Total ...	1,19,675	22,974	23,040	1,19,509	13,719	13,785

Pargana Mahona.

Number.	Caste.	Area in acres held at last settlement.	Area gained.	Area lost.	Area now held.	Plus.	Minus.
1	Mahomedans ...	14,532	3,582	1,842	16,272	1,740	...
2	Brahmans ...	5,028	2,101	1,815	5,314	286	...
3	Thakurs ...	65,116	908	7,643	59,881	...	6,735
4	Kayasths ...	4,934	1,423	1,074	5,283	349	...
5	Kashmiris ...	...	210	...	210	210	...
6	Government ...	1,974	12	1,742	244	...	1,730
7	Kulwars ...	...	41	...	41	41	...
8	Ahirs... ...	309	41	66	284	...	25
9	Khattris ...	...	3,444	...	3,444	3,444	...
10	Banias ...	365	1,791	134	2,022	1,657	...
11	Lodhas ...	...	43	...	43	43	...
12	Jats ...	268	619	...	887	619	...
13	Goldsmiths ...	...	80	...	80	80	...
14	Halwais ...	...	9	...	9	9	...
15	Marwaris ...	...	6	...	6	6	...
16	Bairagis ...	201	92	...	383	92	...
17	Carpenters ...	6	...	...	6	...	...
18	Bhurjis ...	11	20	...	31	20	...
19	Nanukshahis ...	415	...	...	415	...	...
	Total ...	94,219	14,422	14,316	94,355	8,596	8,490

Parganas Nigohan and Mohanbulgang.

Number.	Caste.	Area in acres held at last settlement.	Area gained.	Area lost.	Area now held.	Plus.	Minus.
1	Mahomedans ...	58,911	3,114	10,280	51,745	...	7,166
2	Brahmans ...	34,324	2,911	3,110	34,125	...	199
3	Thakurs ...	46,399	4,094	8,507	41,986	...	4,413
4	Kayasths ...	2,161	2,690	1,615	3,836	1,675	...
5	Kashmiris ...	...	3,749	...	3,749	3,749	...
6	Government ...	...	...	...	...	...	...
7	Ahirs ...	1,489	264	91	1,662	173	...
8	Khattris ...	14,804	1,595	...	16,399	1,595	...
9	Banias ...	1,107	4,773	400	5,480	4,373	...
10	Muraos ...	5,333	459	28	5,764	431	...
11	Kurmis ...	8,676	1,272	1,187	8,761	85	...
12	Bhats ...	937	...	231	703	...	234
13	Others ...	170	89	...	259	89	...
	Total ...	174,311	25,010	24,852	174,469	12,170	12,012

10. The following is an analysis of the gainers :—

Tahsil	Pargana.	Caste of land-holders.	Taluqdars.	Zamindars.	Lawyers.	Money lenders.	Men in service.	Others.	Total		
LUCKNOW	Lucknow.	Mahomedans ...	3,368	2,120	8	140	746	663	7,054		
		Brahmans ...	5	308	...	108	251	103	775		
		Thakurs ...	445	80	...	...	...	...	525
		Kayasths ...	21	2,880	375	219	1,241	...	4,736		
		Kashmiris ...	...	844	1,590	1,374	175	...	3,913	
		Government ...	...	...	...	...	...	1,331	1,331
		Kalwars ...	...	248	...	11	...	...	259
		Ahirs ...	...	31	...	...	...	15	46
		Banias ...	...	3	...	2,396	...	...	2,399
		Khatris ...	...	...	726	1,127	207	...	2,060
		Jats ...	...	...	...	...	...	577	577
		Bairagis ...	...	25	...	...	...	...	25
		Total ...	3,839	6,548	2,629	5,375	2,620	2,689	23,700		
		LUCKNOW	Bijnor.	Mahomedans ...	532	1,231	...	396	1,234	235	3,648
				Brahmans ...	1,215	75	...	1,024	100	107	2,521
Thakurs ...	75			...	...	...	...	...	75
Kayasths ...	...			...	5,635	...	457	1	6,093
Kashmiris ...	...			...	...	...	1,011	406	1,417
Government ...	...			...	...	...	...	427	427
Ahirs ...	...			...	...	26	...	...	26
Banias ...	...			...	...	2,588	...	...	2,588
Lodhas ...	...			...	...	17	...	...	17
Bhat ...	...			...	...	250	...	...	250
Total ...	1,822			1,326	5,635	5,011	3,016	1,390	18,200		
LUCKNOW	Kukori.			Mahomedans ...	55	2,647	...	75	449	...	3,226
				Brahmans	3	...	111	...	114
				Thakurs	184	184
				Kayasths	47	686	...	733
		Kashmiris ...	37	302	172	45	534	...	1,090		
		Government ...	...	...	...	...	...	...	...
		Ahirs ...	...	...	...	...	117	...	117
		Khatris ...	...	...	...	729	...	...	729
		Banias ...	...	...	...	2,311	...	...	2,311
		Lodhas ...	...	120	...	...	...	...	120
		Jats ...	...	...	...	...	...	121	121
		Fakir Nanak-shahi ...	...	...	...	...	...	...	...
		Total ...	92	3,258	175	3,207	1,897	121	8,745		
		LUCKNOW	Mathabadi.	Mahomedans ...	3,806	2,059	1,200	...	819	412	7,796
				Brahmans	1,177	164	1,210	...	664	3,205
Thakurs ...	...			28	...	...	...	...	28
Kayasths ...	...			...	...	527	076	...	1,203
Kashmiris ...	...			1,380	5,640	...	...	...	7,020
Government ...	...			...	...	...	...	26	26
Kalwars ...	...			...	...	197	...	...	197
Ahirs ...	...			...	...	22	...	22	44
Khatris ...	...			...	...	129	...	...	129
Banias ...	...			...	...	2,761	...	...	2,761
Lodhas ...	...			...	...	...	...	5	5
Muraos ...	...			...	...	...	...	1	1
Pasis ...	...			...	...	...	...	3	3
Lohars ...	...			...	...	...	...	1	1
Total ...	3,306			4,644	6,994	4,846	1,405	1,680	22,974		
LUCKNOW	Malona.	Mahomedans ...	127	2,632	...	...	40	789	3,582
		Brahmans ...	...	1,173	...	912	16	...	2,101	
		Thakurs ...	...	818	...	90	...	...	908
		Kayasths ...	...	1,017	131	1	237	37	1,423	
		Kashmiris ...	...	...	...	210	...	...	210
		Government ...	...	...	...	...	...	12	12
		Kalwars ...	...	19	...	10	...	12	41	
		Ahirs ...	...	13	...	...	...	28	41
		Khatris ...	...	...	...	2,367	1,077	...	3,444
		Banias ...	...	8	212	1,576	...	...	1,791
		Lodhas ...	...	48	...	...	...	...	43
		Jats ...	...	418	...	...	206	...	619
		Sonars ...	...	...	...	8	...	72	80
		Halwais ...	...	...	...	9	...	...	9
		Marwaris ...	...	...	...	...	...	6	6
Bairagis ...	17	30	...	...	...	45	92		
Bhurjis ...	...	...	...	20	...	...	20		
Total ...	144	6,161	343	5,208	1,576	995	14,422				

Talsil.	Pargana.	Caste of land-holders.	Taluqdars.	Zamindars.	Lawyers.	Money lenders.	Men in service.	Others.	Total.
MOHANLAGANI.	Mohanlaganj.	Mahomedans ...	84	852	1,002	277	217	474	2,074
		Brahmans ...	476	149	12	811	...	58	1,505
		Thakurs ...	1,397	52	86	...	...	72	1,607
		Kayasths ...	...	164	1,172	20	323	273	1,952
		Kashmiris ...	...	...	1,829	...	1,920	...	3,749
		Ahirs ...	...	...	...	226	...	88	264
		Khattris ...	...	...	...	959	...	...	959
		Banias ...	...	...	...	4,766	...	...	4,766
		Muraos ...	...	32	...	...	...	427	459
		Lodhas ...	...	...	...	...	...	1	1
		Halwais ...	...	...	...	84	...	...	84
		Barhais ...	...	...	...	...	...	36	36
		Kurmis ...	...	296	...	712	...	264	1,272
		Tolis ...	...	...	...	18	...	...	18
		Total ...	1,957	1,515	4,101	7,322	2,460	1,643	19,596
	Nigolan.	Mahomedans ...	...	140	...	...	...	...	140
		Brahmans ...	771	488	...	147	...	...	1,406
		Thakurs ...	2,486	1	...	...	...	...	2,487
		Kayasths ...	...	574	...	73	91	...	738
		Khattris ...	444	...	192	...	...	...	636
		Banias ...	...	...	...	7	...	...	7
		Total ...	3,401	1,203	192	227	91	...	5,414

This analysis shows that only those Thakurs or Mahomedans can maintain their position who are taluqdars or money-lenders. The small proprietors of these castes have lost much of their property.

11. In many cases the dispossessed proprietors are occupancy tenants and in other cases possess under-proprietary rights. The expense of litigation at the last settlement followed by losses in the years of drought contributed to these results. The years of drought were 1877-78 and 1880-81. In 1877-78 the rainfall was twelve inches: there was next to no kharif; there was great distress and a heavy mortality; relief works were opened on which more than Rs. 40,000 were spent (excluding the city relief works); out of a revenue of over seven lakhs over 90 per cent. was collected; no suspensions were allowed, though the Deputy Commissioner recommended the suspension of nearly the entire kist. In 1880-81 the rainfall was 15 inches, of which 11½ inches fell between June and October. The kharif was only a four-anna crop and rice was almost a total failure. All the jhils in the district dried up and cattle had to be watered from wells. The rabi was a poor one, as no tank irrigation was available. Of the demand of Rs. 7,08,000 Rs. 51,100, was suspended. These facts would have justified more leniency in the collections. It is probable that in these two years at least fifty per cent. of the revenue was paid from loans borrowed at a high rate of interest. There are, therefore, good grounds for believing that the enforcement of the full revenue demand led to indebtedness amongst the landholders; had they been of a thrifty disposition, the light revenue and the succession of prosperous years would have enabled them to free themselves of debt. The dislike of curtailing expenditure common to the landholding classes and the love of litigation, however, were too strong, and the landlords as a body still remain indebted.

12. The number of under-proprietors (excluding sub-settlement holders) is now 6,070 against 1,033 at the last settlement, but as shown already all those entered as chakdars at the last settlement, most of those classed as sirdars and a few of holders of *muafi* groves now rank as under-proprietors.

The following statement shows the variation in the amount of land held under each tenure. The figures for the last settlement are taken from statement XI.

[illegible]

13. There has been a very great improvement in communications by road and specially by rail during the expiring settlement. The district has now good communication with the rich submontane districts of Oudh.

14. There are very few grazing grounds in the district. The plough cattle are fed chiefly on fodder crops. Grazing rights and grazing dues are practically non-existent.

15. The district possesses no forests. The dhák jungles are periodically thinned to supply the city with fire-wood and the area so cleared is put under cultivation. Babul cultivation in the Gumti ravines might be successfully introduced.

16. The pressure of the population is given below :—

Pargana.	Period.	Total area.	Area under cultivation.	Population.	Average of cultivated area per head.	Average of total area per head.
1	2	3	4	5	6	7
Lucknow ...	Last settlement ...	97,827	63,163	1,12,558	·47	·86
	Present settlement ...	97,826	61,369	1,22,714	·50	·79
Bijnor ...	Last settlement ...	94,798	41,916	54,466	·77	1·74
	Present settlement ...	94,730	46,749	68,583	·68	1·38
Kakori ...	Last settlement ...	38,155	18,908	28,482	·66	1·33
	Present settlement ...	38,127	20,881	34,408	·60	1·10
Total ...	Last settlement ...	2,30,780	1,23,987	1,95,506	·63	1·18
	Present settlement ...	2,30,683	1,23,999	2,25,705	·57	1·00
Mohaulganj ...	Last settlement ...	1,28,427	64,620	93,112	·69	1·37
	Present settlement ...	1,28,568	67,891	1,13,431	·59	1·13
Nigohan ...	Last settlement ...	45,884	23,223	31,405	·73	1·45
	Present settlement ...	45,901	23,652	36,726	·64	1·24
Total ...	Last settlement ...	1,74,311	87,843	1,24,517	·70	1·39
	Present settlement ...	1,74,469	91,543	1,50,160	·60	1·16
Malihabad ...	Last settlement ...	1,29,575	65,880	80,293	·81	1·48
	Present settlement ...	1,29,509	71,500	1,00,121	·71	1·19
Mahona ...	Last settlement ...	94,248	50,417	62,455	·80	1·50
	Present settlement ...	94,355	54,928	75,421	·72	1·25
Total ...	Last settlement ...	2,23,823	1,15,797	1,42,748	·81	1·56
	Present settlement ...	2,23,864	1,26,428	1,75,542	·72	1·27
TOTAL DISTRICT ...	Last settlement ...	6,28,914	3,27,627	4,62,771	·70	1·35
	Present settlement ...	6,29,016	3,46,970	5,51,407	·62	1·14

NOTE—The city population being almost entirely non-agricultural has been excluded.

The area of land held per head is smallest in pargana Lucknow. This is due partly to the inclusion of a considerable non-agricultural population in the 37 habdast villages within municipal limits and to the very large amount of high class cultivation round the city which renders it impossible for one man to cultivate a large area. The variations in the other parganas are chiefly due to variations in the soil. There has, however, been a marked diminution in the average area held due to increase of population and consequent competition for land, and rents have consequently risen. The all-round rent rate has increased from Rs. 4-11-6 to Rs. 6-6-7.

10. The mean annual rainfall is 37 inches, distributed as follows :—

1st June to 1st October	...	...	...	...	33·4
1st October to 1st June	...	...	...	...	3·6

The highest rainfall since 1870 was in 1894-95 (58·6 inches) and the lowest in 1877-78 (12·5 inches). The mean annual rainfall when advantageously distributed is sufficient for the crops.

12. The railway communication is excellent. The district is intersected by four broad guage lines, running to Cawnpore, Bara Banki, Rae Bareli, and Hardoi, and three narrow gauge lines running to Sitapur, Bara Banki, and Cawnpore.

The metalled roads are numerous, the most important being those to Cawnpore, Rae Bareli, Fyzabad, and Sitapur. There are also short metalled roads from Lucknow to Malihábád, with a branch to Kakori, from Lucknow to Goshainganj on the Sultánpur road; and from Mohanlalganj to Bani, where the Cawnpore road crosses the Sai. There are also numerous unmetalled roads intersecting the district. There is but little communication by river. Fire-wood forms the chief article sent into the Lucknow market by river.

13. The chief marts are :—

Pargana.	No.	Name of village.	Name of market.
Lucknow ...	1	Sheikhpur ...	Aliganj Basár.
	2	Mubibullapur ...	Mandison.
	3	Chinbat ...	Chinbat.
	4	Iradat Nagar ...	Daliganj.
	5	Khalipur ...	Husainganj.
Kakori ...	6	Kakori ...	Kakori.
	7	Mohammadi Nagar ...	Basár Banglá.
Bijnor ...	8	Piprá Sikandarpur ...	Pipra Sikandarpur.
	9	Lutf Nagar ...	Lutf Nagar.
	10	Pipra Sand ...	Pipra Sand.
	11	Behta ...	Behta.
	12	Bijnor ...	Bijnor.
	13	Narainpur ...	Narainpur.
	14	Rahim Nagar Paridáná ...	Rahim Nagar Paridáná.
Malihábád ...	15	Malihábád (town) ...	Mirzaganj.
	16	Kasmandi Kalan ...	Kasmandi Kalan.
	17	Do. Khurd ...	Do. Khurd.
	18	Jindour ...	Baqi Nagar, Rahimabad.
	19	Bakhtiyar Nagar ...	Bakhtiyar Nagar.
	20	Garhi Sanjar Khan ...	Garhi.
	21	Khadauwan ...	Khadauwan.
	22	Mal ...	Ran Narainganj.
	23	Pakra ...	Pakra.
	24	Ahendar ...	Ahendar.
	25	Gondwa Barauki ...	Gondwa Barauki.
Mahona ...	26	Banoga ...	Amaniganj.
	27	Itounja ...	Itounja.
	28	Mahona ...	Mahona.
	29	Bhouli ...	Bhouli.
	30	Babeta ...	Babeta.
	31	Rajouli ...	Rajouli.
Mohanlalganj ...	32	Man ...	Mohanlalganj, Mau.
	33	Pahar Nagar Tikaria ...	Pahar Nagar Tikaria
	34	Bakkas ...	Bakkas.
	35	Salempur ...	Salempur.
	36	Sadarpur Karora ...	Goshainganj.
	37	Bahrauli ...	Bahrauli.
	38	Sarai ...	Sarai.
	39	Amethi ...	Amethi.
	40	Parahtha ...	Parahtha.
	41	Karora ...	Karora.
	42	Achhlikhera ...	Achhlikhera.
	43	Utráwán ...	Utráwán.
	44	Nagram ...	Nagram.
	45	Sawain ...	Sawain.
Nigohan ...	46	Kankaba ...	Kankaba.
	47	Palhari ...	Palhari.
	48	Dayalpur ...	Dayalpur.
	49	Nigohan ...	Gumanganj.

Pargana.	Cash tenants' rates.					
	Last settlement.			Present settlement.		
	Area.	Rent.	Rate.	Area.	Rent.	Rate.
		Rs.	Rs. a. p.		Rs.	Rs. a. p.
Lucknow ...	41,043	2,10,785	5 2 2	49,845	3,12,379	6 4 3
Bijnor ...	33,148	1,41,003	4 1 1	37,847	2,23,284	5 14 5
Kakori ...	15,865	66,838	4 3 5	17,064	1,05,022	6 2 6
Mohanlalganj ...	51,095	2,51,028	4 14 7	52,534	3,67,636	6 15 10
Nigohan ...	18,747	81,838	4 5 10	19,739	1,09,801	5 9 0
Malihabad ...	52,301	2,39,901	4 9 5	50,407	3,28,120	6 8 2
Mahona ...	38,070	1,89,788	4 15 9	39,697	2,66,652	6 11 6
Total ...	2,50,269	11,81,181	4 11 6	2,67,130	17,12,894	6 6 7

17. The following statement details the three main classes of tenure prevailing in the district.

Pargana.	Class of tenure.	Total cultivated area.	Statutory tenants cash.— rented area.			Proposed revenue.	Incidence of proposed revenue on cultivated area.
			Area.	Rent.	Rate.		
				Rs.	Rs. a. p.	Rs.	Rs. a. p.
Lucknow ...	Taluqdari ...	7,121	6,806	36,418	5 5 8	28,609	4 0 5
	Single zamindari ...	20,109	18,301	1,01,661	5 8 10	35,773	1 12 5
	Pattidari ...	34,139	25,224	1,79,961	7 2 1	1,21,042	3 8 8
	Total ...	61,369	50,331	3,18,040	6 5 1	1,85,433	3 0 3
Bijnor ...	Taluqdari ...	6,344	4,681	27,308	5 13 4	21,978	3 7 3
	Single zamindari ...	7,475	6,584	44,197	6 11 4	9,935	1 5 3
	Pattidari ...	32,930	26,582	1,51,779	5 11 4	92,598	2 12 10
	Total ...	46,749	37,847	2,23,284	5 14 4	1,24,511	2 10 9
Kakori ...	Taluqdari ...	...	...	...	...	...	...
	Single zamindari ...	5,887	5,067	31,353	6 3 0	12,040	2 0 9
	Pattidari ...	14,994	11,997	73,669	6 2 3	44,475	2 15 5
	Total ...	20,881	17,064	1,05,023	6 2 5	56,515	2 11 2
Malihabad...	Taluqdari ...	17,393	15,094	94,538	6 4 2	50,992	2 14 10
	Single zamindari ...	13,543	10,619	64,975	6 1 10	14,095	1 0 8
	Pattidari ...	40,564	24,694	1,68,607	6 13 3	1,21,329	2 15 9
	Total ...	71,500	50,407	3,28,120	6 8 2	1,86,416	2 9 7
Mahona ...	Taluqdari ...	22,638	19,046	1,20,341	6 5 1	65,600	2 14 6
	Single zamindari ...	3,872	3,031	20,157	6 10 3	4,580	1 2 11
	Pattidari ...	28,413	17,620	1,26,164	7 2 7	86,326	3 0 6
	Total ...	54,923	39,697	2,66,652	6 11 6	1,56,706	2 13 6
Mohanlalganj and Nigohan.	Taluqdari ...	41,683	38,182	2,31,698	6 1 1	1,25,905	3 0 3
	Single zamindari ...	8,161	6,393	36,665	5 11 9	16,560	2 0 5
	Pattidari ...	41,699	27,697	2,09,074	7 8 9	1,34,667	3 3 6
	Total ...	91,543	72,270	4,77,437	6 9 8	2,77,132	3 0 3
GRAND TOTAL.	Taluqdari ...	95,179	83,809	5,10,303	6 1 5	2,93,344	3 1 3
	Single zamindari ...	59,047	49,994	2,99,008	5 15 8	92,982	1 9 2
	Pattidari ...	1,92,739	1,33,813	9,09,244	6 12 9	6,00,437	3 1 8
	Total ...	3,46,965	2,67,616	17,18,555	6 6 9	9,86,763	2 13 3

CHAPTER IV.

I.—Improvements.

II.—Relations of landlords and tenants.

III.—Correctness of the village papers.

IV.—Revision of the patwáris' circles.

V.—Litigation.

VI.—Financial results.

I.—Improvements effected fall under three heads—

- (a) The founding of hamlets ;
- (b) The reclamation of jungle and swamps ;
- (c) The construction of masonry wells.

(a) The landholders are keenly alive to the advantage of founding new hamlets. They occasionally supply timber and grass for this purpose and sink wells for drinking purposes. No great progress has, however, been made in this direction.

(b) The main reclamation has been in the clearance of dhák jungle. A few swamps have been drained.

(c) The returns show a considerable number of wells. Many of the wells are made of pukka bricks without mortar. The cylinder is generally not sunk but built up from below. Where there is a firm substratum near the water level with a superstratum of sand this kind of well is cheap and efficient. The unreliability of the records of wells and the consequent difficulty of ascertaining whether a well belonged to a tenant or a landholder rendered the granting of reduction of revenue for wells a matter of considerable difficulty. The landlords give no encouragement to their tenants to construct wells, and generally insist on the tenants transferring their rights in them by an "ism-farzi" sale-deed in which the consideration entered is never paid. This reluctance is due to two causes—

(1) The possession of a pukka well enables a tenant to resist any attempt to enhance his rent till he has received compensation.

(2) The landlords merely regard the sinking of wells as a ground for an enhancement of the revenue at the next settlement. Such considerations have materially interfered with the construction of wells.

II. Relations of landlords and tenants—

(1) As a general rule the tenants seem prosperous and contented. They are in some cases heavily rack-rented, though complaints on this score have been few. This may be due to the fact that the work of assessment was carried out by the District Officer, in the midst of other duties, with the assistance of a short period of an Assistant Settlement Officer, and only matters having an immediate connection with the assessment were inquired into.

(2) Rack-renting prevails chiefly in pattidári villages owned by Thakurs. Landlords of the money-lending classes, who since the previous settlement have dispossessed the Thakurs and other high caste landlords, are, as a rule, more lenient to their tenants than the ousted proprietors were.

III. Correctness of the village papers—

(1) The village papers were not verified at this settlement but they were considered sufficiently accurate to form the basis for assessment.

(2) During the distribution of the jamas some khewats were found to be inaccurate. Pandit Raghubar Dayal Misra, Deputy Collector, was empowered to deal with these cases. The inaccuracies were in the entries of pattidárs, and in the fractional amount of "pattis." Shares had been partitioned without recourse to litigation and effect had consequently not been given to the partitions in the village

papers. The list of groves exempted from assessment have been made out in triplicate for each village, one for the tahsíl, one for the patwári, and one for the settlement records. When the groves are cut down they can be assessed to revenue in the ordinary way.

IV.—The revision of the patwaris' circles has been taken in hand and will shortly be completed. The existing arrangement of the circles is often most unsatisfactory. It is not uncommon to find circles in which one village is six miles from another village, the intermediate villages being in the circles of other patwáris. There are circles in which one village is 12 miles distant from another village or other villages of the circle. Many circles are too small and the patwáris in these circles draw a mere pittance.

V.—The usual statements showing the litigation in connection with settlement operations are appended.

VI.—The cost of these operations works to Rs. 90-9-2 per square mile.



Statement showing the number of cases and appeals instituted and disposed of during the currency of the settlement operations.

Name of officers.	Class of applications or cases.	Disposed of—										Appeals to Settlement Officers from their subordinates.				Remarks.					
		On their merits.			Otherwise than on their merits.							Decided.									
		For plaintiff.	For defendant.	Total on merits.	By confession or consent.	By default of plaintiff.	By personal service of summons.	By substituted service of summons.	Total ex-parte.	Withdrawn.	From any other cause.	Total, decided otherwise than on merits.	Instituted.	Confirmed.	Reversed.		Remanded.	Total.			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
Settlement Officer and Deputy Collector, Lucknow.	I.—Cases connected with patwāris...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	II.—Boundary disputes	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	III.—Cases regarding admissions to or exclusion from settlement.	424	421	181	243	424	...	...	...	...	...	...	...	...	...	79	53	26	...	79	
	IV.—Distribution of assessment or redistribution of land revenue.	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	V.—Sub-settlement	4	4	2	2	4	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	VI.—Settlement of waste lands	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	(a) Proprietary right (Talukdār proprietary and under-proprietary).	...	...	...	...	...	...	...	...	...	...	...	...	...	...	4	3	1	...	4	* These cases were received by transfer from the court of the Settlement Officer, Rae Bareilly.
	(b) Cultivating right	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	(c) Rent-free tenure	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	(d) Revenue	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	(e) Cesses	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	(f) Any other matters	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
VII.—Cases arising out of the preparation of the records of rights.	(a) Determination of rent of excluded proprietors (section 37).	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
(b) Determination of rent of under-proprietors and holders of heritable leases (section 40).	929	929	329	600	929	...	...	...	...	...	...	...	...	...	163	131	32	...	163		
VIII.—Rent cases.	(c) Objections to assessments	698	698	190	508	698	...	...	...	...	...	...	...	...	...	...	...	...	...	...
IX.—Miscellaneous	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
	Total	2,055	2,055	702	1,353	2,055	...	...	...	...	...	...	...	...	251	192	59	...	251		

* These cases were received by transfer from the court of the Settlement Officer, Rae Bareilly.

Statement showing the total charges incurred in settlement operations.

Budget heads.						Amount.
						Rs. a. p.
Salary of Gazetted Officers ...	...	...	...	...	...	59,459 5 3
Do. of Fixed Establishment	...	...	...	...	...	8,110 3 11
Do. of Temporary Establishment	...	...	...	...	...	11,169 6 5
Travelling allowance of officers	..	...	...	...	...	1,019 12 0
Ditto of Establishment	...	...	...	...	...	116 6 6
Contingencies and Miscellaneous	...	...	...	...	...	5,582 4 7
Stationery ...	...	...	...	...	...	1,975 9 11
Job work ...	...	...	...	...	...	152 11 0
Total						87,585 11 7

Statement showing the cost of settlement operations per square mile.

Total area in square miles.	Area to which settlement operations have extended.	Total expenditure.			Cost per square mile on area in column 3.		
1	2	3					
		Rs.	a.				
967	967	87,585	11		90		

page 16, when added up, do not give the total ; and the figures for two of the parganas differ from those in the next table on page 18. According to the corrected figures the total reduction in the sanctioned assessment is Rs. 13,529.

The revenue of Rs. 9,86,569 takes 46·9 per cent. of the assets : it gives an enhancement of Rs. 2,06,176, or 26·42 per cent. on the former demand of Rs. 7,80,393 ; and an incidence on cultivation of Rs. 2·85 per acre, against an incidence at last settlement on the area then cultivated of Rs. 2·46. The above figures include the assumed demand on revenue-free, revenue-assigned, and permanently settled villages, which amounts to Rs. 1,55,904 ; whereas the Government only receives from these the fixed revenue of the permanently settled villages, which is Rs. 52,927.* The revenue actually payable to the Government will therefore be Rs. 8,83,592, against an expiring demand of Rs. 7,21,039 ; and the enhancement 22·54 per cent. The assessment has been made progressive in cases where the enhancement is large, and the full demand for the district will be reached at the end of ten years.

12. The cost of settlement is stated in the report to have amounted to Rs. 87,585-11-7 ; but the expenditure in the month of October 1897 appears to have been omitted. When this is added the total becomes Rs. 87,746-11-7, which is at the rate of Rs. 90-11-10 per square mile. It was estimated by the Government that the cost of the operations would be less than a lakh of rupees, and the expenditure is well below this limit. It will be more than recovered by the increase of revenue obtained in a single year.

13. In recommending that final sanction be accorded to the revised assessment, I may remark, repeating what has been said above, that, whatever errors there may have been in detail, the total assets have been moderately calculated ; and that an assessment, which as it now stands takes under 47 per cent. of these assets, cannot be excessive for the district as a whole. Owing to defects of method (and perhaps, in some degree, to the rate at which the assessing officers were required to work during the second season of inspection) there were mistakes and inequalities in the assessments originally fixed. But it has been shown that considerable reductions were made on objection and appeal ; and it is believed that all serious mistakes in the direction of over-assessment have been corrected. The enhancement is somewhat less than was anticipated ; but the revenue incidence is full ; and the enhancement will probably be considered sufficient in a district which was fully developed at last settlement ; which was not then leniently assessed ; and where almost the only material change that has since taken place is a rise in the rents.

14. It only remains to discuss the period for which the new settle-

* Here I have been obliged to rely on the figures in the table at page 18 of the report, after deducting Rs. 145 on account of a reduction in the assessment of a jagir village, made after the report was written.

ment should be sanctioned. The former assessment expired in the different parganas on the following dates :—

<i>Tahsil.</i>		<i>Pargana</i>		<i>Date of expiry.</i>
Lucknow	...	...Lucknow	...	} 30th June 1896.
		Bijnour	...	
		Kakori	...	
Mohanlalganj	..	...Mohanlalganj	...	} 30th June 1896.
		Nigohan	...	
Malihabad	...	...Malihabad	...	30th June 1897.
		Mahona	..	30th June 1898.

The new term might be fixed so as to expire, tahsil by tahsil, in the following order :—

Lucknow 30th June 1926.

Mohanlalganj 30th June 1927.

Malihabad 30th June 1928.

or, if one date of expiry is to be fixed for the entire district, I would suggest that the settlement be sanctioned for a term ending on the 30th June 1927.

I have the honour to be,

Sir,

Your most obedient servant,

J. HOOPER,

Settlement Commissioner,

Oudh.

APPENDIX I.

Comparative Area Statement.

Period.	Total area.	NON-ASSESSABLE.					ASSESSABLE.											
		Revenue-free.	Village site.	Covered with water.	Otherwise barren.	Total.	Out of cultivation.				Cultivated.							
							Groves.	Culturable waste	Fallow.		Total.	Irrigated.				Dry.	Total.	
									Old.	New.		Wells.	Tanks.	Other sources.	Total.			
Former Settlement..	618,914	1,218	12,493	30,495	103,823	148,029	22,059	67,825	50,004	14,315	154,203	42,427	92,752	3,723	138,902	177,780	316,682	470,885
Present "	619,016	1,327	13,021	26,339	87,251	127,938	23,291	46,720	55,445	19,747	145,203	41,435	69,701	3,728	114,864	231,011	345,875	491,078
Increase ...	102	109	528	...	...	...	1,232	...	5,441	5,432	...	...	...	5	...	53,231	29,193	20,193
Decrease ...	...	...	...	4,156	16,572	20,091	...	21,105	...	..	9,000	992	23,051	...	24,038	...	...	...

APPENDIX II.

Comparative Statement of Revenues.

Summary settlement	..	Rs. 6,81,824
Regular	..	„ 7,79,854
Year of verification	..	„ 7,80,393
Proposed	..	„ 9,86,569



APPENDIX III.
Standard Rentals.

(1) Pargana Lucknow, Khalsa portion.

Soil.	Area.	Percentage.	Standard Valuation.
Goind ...	13,272	20.78	1,57,249
Manjhar ...	18,220	28.52	1,28,986
Palo ...	24,180	37.85	76,568
Tarai ...	8,211	12.85	47,299
Total ...	63,883	.....	4,10,102

(2) Parganas, Malihabad, Mahona, Kakori, Bignour, Nigohan and Mohanlalganj.

Soil.	Area.	Percentage.	Standard Valuation.
Goind ..	48,372	16.51	4,20,905
Matiyar ..	58,557	19.98	3,15,270
Dumat ...	1,60,895	54.90	9,41,973
Bhur ...	24,295	8.29	70,388
Tarai ...	952	.32	3,222
Total ...	2,93,071	.....	17,51,758

NOTE.—511 acres of revenue-free land are excluded from this statement.

APPENDIX IV.

Comparative Crop Statement.

	Cultivated area.	Rabi.								Kharif.							Total.	D of total.
		Wheat alone.	Wheat in combination.	Barley alone and in combination.	Gram and peas.	Tobacco and Kachiana.	Poppy.	Miscellaneous.	Total.	Cotton alone and in combination.	Rice.	Mize.	Juar alone and in combination.	Bajra alone and in combination.	Sugar-cane.	Miscellaneous.		
Former settlement.	317,627	66,378	19,518	25,177	44,565	2,452	642	12,227	170,959	430	34,497	379	24,611	26,014	4,948	87,158	178,037	31,369
Average of 5 years.	319,825	57,127	21,572	34,159	62,864	3,407	8,751	12,729	200,709	3,932	77,169	6,501	38,975	28,631	4,943	79,660	239,811	90,695
Present settlement.	346,965	64,233	24,500	35,090	69,852	3,675	7,622	14,065	219,037	3,053	90,005	7,784	38,365	26,859	3,057	67,020	236,143	108,215

APPENDIX V.*Census and Agricultural Statistics.*

Masonry wells	{ Old	...	...	...	<i>No.</i>	1,967
	{ New	...	...	...	,,	2,985
Ploughs	...	...	...	...	,,	56,440
Plough cattle	...	...	...	...	,,	1,22,993
Agricultural population	{ Year of last settlement	...	...	...	,,	2,50,210
	{ „ „ verification	...	...	...	,,	3,11,561
Non-Agricultural population	{ Year of last settlement	...	...	...	,,	2,12,540
	{ „ „ verification	...	...	...	,,	2,39,846
Number of inhabited sites	...	...	...	...	,,	2,557



district, to judge from the remarks quoted by Mr. Gray in his covering letter, they appear to have been carried on at a greater speed than was desirable.

3. The district of Lucknow, the settlement of which is now reported, is a small one of 967 square miles; and it contains a city which is the largest in the provinces, and one of its most important railway centres. The population is therefore dense; and this, with the proximity of a constant and ample market for produce, has raised the general value of land, and stimulated high cultivation. Otherwise the district is not remarkable either for natural productiveness or agricultural resources. The soil is of very varying quality. Round the city and the smaller towns, where the population is thickest and the supply of manure most abundant, it has been brought to a high degree of fertility; but there are large areas of inferior and precarious land in the neighbourhood of the rivers; and, in the south-western parganas, there is much heavy clay which is only suitable for rice. Broad plains of *usar* extend through the south and west of the district, and their influence often affects the cultivated fields in the neighbourhood. In some of the parganas the proportion of land classed as absolutely barren is high:—in Bijnour, the pargana where *usar* is most prevalent, it is over 30 per cent., of the total area.

The district is fairly well supplied with irrigation in ordinary seasons. In the settlement year, out of a cultivated area of 3,45,875 acres, 1,14,864 acres, or 33 per cent., were returned as irrigated, and the area ordinarily irrigable exceeds this, but the supply of water largely depends upon tanks and natural sources, which would fail in a season of drought.* There are only 4,952 masonry wells†, or one to every 70 acres of cultivation. Irrigation in Lucknow is less secure, as well as less general, than in most of the southern districts of Oudh.

The irrigated area is rather more than half that of the spring harvest, which on the average occupies 57·37 per cent of the total in cultivation. The autumn crops occupy 68·55 per cent., and 26 per cent. is double cropped. The crop statistics show that the cultivation is of a good though not of the very highest class. The principal staples are wheat, alone or in combination, (22·5 per cent.); gram and peas (18 per cent.); and rice (22 per cent). There is a considerable area under poppy and garden crops; but cane is not largely grown. The principal variations in the crop areas as compared with those at the former settlement are exhibited in the following table‡:—

	Former settlement	Now.	Percentage of increase.
	Acres.	Acres.	
Barley ...	25,177	34,159	35·7
Gram and Peas ...	44,565	62,964	41·3
Kachiana ...	2,452	3,407	38·9
Poppy ...	642	8,751	1263·1
Cotton ...	430	3,932	814·4
Rice ...	34,497	77,169	123·7
Juar and maize ...	24,990	45,476	82·0

* See the comparative area statement, Appendix I to this letter.

† Appendix V.

‡ See the comparative crop statement, Appendix IV to this letter. The total areas include the cultivated portion of revenue-free plots, and therefore differ from those in Appendix I. The figures in the text are averages of the five years preceding settlement.

The striking feature in these statistics is the great increase in the area under rice and the coarser grains on which the people chiefly subsist. These crops have not, as in some districts, taken the place of the more valuable products which are grown for the market. The wheat area has been maintained ; and in the area under poppy, cotton and garden crops there has been an enormous rise. The increase in the production of the commoner food grains appears from the statistics to have been obtained by a great extension of the system of double-cropping ; and, though the former returns may not be entirely reliable, this is probably what has actually occurred.

4. Cultivation has extended since the last settlement, but not very considerably. The cultivated area has risen from 3,16,682 acres to 3,45,875 acres, or by 9·22 per cent. It still only amounts to 56 per cent of the total area of the district ; but the barren area is large ; and, though the returns show upwards of 1,00,000 acres of culturable waste and old fallow, it is doubtful whether much of this would repay reclamation. The present area of tillage, with the new fallow (19,747 acres), probably represents very nearly the full extent of land that, under existing conditions, can be cultivated with profit.

According to the figures given in the report (page 29) the increase in the population is far in excess of the increase in the cultivated area ; but the former statistics do not agree with those in the last settlement report, and their accuracy is doubtful. The population now numbers 7,74,163, and averages 800 persons to the square mile, which is the highest density in Oudh. The density is of course raised by the large urban population, which is mainly non-agricultural. When this is excluded the figures are—

Population	...	...	...	5,51,407*
Density on total area	...	...	...	570
Density on cultivated area	...	...	...	1,020

These densities are high, but not remarkably so for Oudh, and the pressure on the soil is not so great as in some of the crowded eastern districts. The cultivating population consists chiefly of Thakurs, Brahmans, Ahirs, Pasis, Chamars, Lodhs and Musalmans, with a fair but not a large proportion of Kurmis and Muraos. The farms are said to be small ; but the average plough duty is 6·15 acres—a figure which does not indicate that, in the district as a whole, the cultivation is close or of the highest class.

5. The distribution of the district area between the different classes of proprietary tenure is shown in the following table :—

Tenure.				Number of mahals.	Area in acres.	Percentage on total area.
Taluqdari	...	...	...	262	1,66,147	26·8
Zamindari	...	...	...	494	1,60,216	25·9
Pattidari	...	...	...	694	2,92,658	47·3
Total				1,450	6,19,016	

* This figure is obtained by deducting the population of the city proper (excluding 37 villages within the city limits) which is 199,241 ; and of the cantonments (23,517). There is a trifling difference of two persons, which I have been unable to reconcile.

It will be seen that nearly half the area is owned by small proprietors ; but the large coparcenary communities, which are so numerous in some districts, are here comparatively rare. The proprietors as a body are reported to be involved in debt, and the smaller landholders have lost much of their property since the last settlement. The Thakurs especially have lost ground in every pargana. Some interesting statistics on this subject will be found at pages 23-27 of the report. From these it would appear that the general tendency of transfer has been for the small estates to pass to taluqdars or other wealthy landholders, or else to money-lenders and lawyers.

The number of sub-settled mahals is not stated either in the reports for parganas or in the final report ; but it is very small. At last settlement there were only 33 sub-settled villages, and 73 smaller sub-settled holdings ;* and the number has certainly not increased since. The minor under-proprietary tenures cover 19,655 acres, or 5·3 per cent. of the area recorded in holdings. They chiefly consist of the tenures known as *sir* and *chakdari*. The latter are not, strictly speaking, under-proprietary, as the decrees at last settlement conferred full ownership subject to the payment of the land revenue and lambardari dues.

6. The rents are paid in cash, except for comparatively small areas of inferior land which are still rented in kind. The incidence of the recorded cash-rental is now Rs. 6·42 per acre ; a full, but perhaps not excessive rate when all the circumstances of the district are considered. The very high level of cultivation, which is reached in the neighbourhood of the city, the smaller towns and the larger villages, compensates for inferiority of soil in some of the out-lying tracts ; and, as has been said above, the large population, and the special advantages in respect to communications and markets which Lucknow possesses, raise the general value of land in the district. The materials for an examination of the progress of rents since the last settlement have not been supplied ; but the last settlement report contains an interesting analysis of the rent-rolls, with which the present rates can be compared. The return was compiled from the rent-rolls filed after assessment, and it apparently gives the actual rents, and not merely those assumed by the Settlement Officer. The former rates for different castes and classes of tenants are noted below† :—

	Rs.			
Resident tenants	5·04
Non-resident tenants	3·69
All tenants	4·79
Thakurs	4·44
Brahmans	4·90
Brahmans and Thakurs combined	4·65
All other castes	4·82
Kurmis	6·34
Muraos	8·51

* See Appendix IV to the last settlement report. The figures for parganas, which have since been transferred to other districts, have been excluded.

† See Appendix XI to the last settlement report. I have excluded the figures for those parganas which have since been transferred to other districts.

The general rent-rate for all classes of tenants has risen from Rs. 4·79 to Rs. 6·42 per acre, or by 34 per cent. ; and it now slightly exceeds that formerly paid by Kurmis, the best cultivators in Oudh if the gardening castes are excluded. It will be noted that the Thakurs paid the lowest rate, as they do still ; but the privilege of caste, even at last settlement, was not considerable. At the present settlement high and low caste rates have not been worked out for pargana Lucknow : in the six other parganas the rates are as below :—

Thakurs	...	...	...	...	...	Rs. 5·59
All high castes (Brahmans, Thakurs and Kayasths)	„					5·8
Others	...	...	...	...	...	„ 6·49

The difference in favour of high caste tenants is barely 11 per cent.

The only other point that need be noted is the high rates paid by Muraos and Kachhis, chiefly for market gardens in the suburbs of the city. Even at last settlement the average rate for these castes in pargana Lucknow was Rs. 13-10-0 per acre ; and, in particular instances, the suburban lands commanded as much as from Rs. 40 to Rs. 50 per acre. I am unable to give the present rates ; but some idea of their range may be gathered from the fact that, in the city circle which consists of the suburban villages, the incidence of the recorded rental for all tenants exceeds Rs. 10 per acre.

7. The above brief description of the district and of its rental system will, it is hoped, serve as a sufficient introduction to the account of the assessment and its results, which will now be attempted.

In describing the method of assessment I will endeavour to be brief ; but there were some differences in system which it is necessary to explain.

In pargana Lucknow a fresh classification of soils was made, on what is known as the conventional system ; and the soils were demarcated as *goind*, *manjha*, and *palo*. In the rest of the district, comprising six parganas, the old classification was retained, as there was no time to revise it. This was by natural soils, with the addition of a separate class for homestead lands. The soils in the six parganas were, therefore, *goind*, *dumot*, *matyar* and *bhur*. As regards this part of the operations all that need be said is that the revised classification in pargana Lucknow appears to have been carefully made ; and that in this, as in the other parganas, the goind areas were moderately demarcated. The percentages of goind are noted below :—

pargana Lucknow...	...	...	...	...	20·78
the six other parganas	...	...	...	...	16·51
entire district	...	...	...	...	17·26

Assessment circles were formed on the usual system. To judge from the descriptions of the circles in the pargana reports, the villages seem to have been judiciously grouped ; and the circles follow broad distinctions of soil, position, and class of cultivation. In pargana Lucknow the

villages round the city, with their rich cultivation and special rents, naturally formed a separate assessment circle.

Circle rates for soils were worked out ; but they were used so rarely that it is scarcely necessary to refer to them. The standard rentals will however be found in appendix III to this letter ; and the valuation of tenants' cash-rented land at circle rates is compared below with the recorded rental :—

				Recorded rent.	Valuation at circle rates.
				Rs,	Rs.
Pargana Lucknow ...	...	...	...	3,17,950	3,17,277
The six other parganas	...	..	...	14,00,515	12,95,670
Total				17,18,465	16,12,947

8. It has been said that very little use was made of the circle rates. Other methods of valuation were generally employed ; and, as the assessing officers worked on different systems, it will be necessary to describe them separately. In pargana Lucknow Mr. Mulock almost invariably applied to the assumption areas village, or local, soil rates, which appear to have been derived from the field rents recorded by the patwaris. It may be doubted whether they in all cases represented the rates actually paid ; and the valuations that were obtained by them were very high ; the assumption rate, in two of the three circles into which the pargana was divided, exceeding the recorded cash rate for ordinary tenants. Mr. Bennett found it necessary to revise the valuations, with the result that they were considerably reduced ; and there was a corresponding reduction in the assessment proposed by the Settlement Officer.

Mr. Darrah largely accepted, as the basis of assessment, the recorded rents of the assumption areas, including the nominal entries for proprietary cultivation. This method gave moderate, perhaps low, valuations for the pargana as a whole ; but its effect in particular instances was haphazard and extremely unequal.

Mr. Molony's method showed more discrimination. As was remarked in the Government Order on his assessments, he relied chiefly on rates graded in accordance with the soil classification at last settlement, which after inspection of the villages he selected as representing the rates paid by similar cultivators for similar land in places adjacent. It should be added that Mr. Molony applied specially low rates to the nominally rented, rent-free and grain-rented areas, which were usually found to be very inferior in quality. He exercised his judgment in every case, and the results were generally fair.

9. The next subject to be considered is that of areas. As usual the area in holdings included a good deal of uncultivated land, some of which was not liable to assessment. The holdings area and the areas in cultivation are compared below :—

	Acres.
Cultivated area of settlement	3,46,965
Average of five years	3,49,825*
Area recorded in holdings	3,66,870

In the assessment 9,406 acres, consisting chiefly of groves and other unassessable areas, were struck out of the holdings ; and the area actually assessed was 3,57,464 acres.† It thus includes 10,499 acres of land that was uncultivated in the settlement year, and it exceeds the average area of cultivation by 7,639 acres. Details of the assessed area are given in the following table :—

Tenure	Area assessed.	Percentage on total area assessed.
Ordinary tenants	2,67,601	74·86
Occupancy	4,886	1·37
Proprietary cultivation	35,056	9·81
Under-proprietary	14,642	4·09
Grain-rented... ..	20,515	5·74
Rent-free	14,764	4·13
Total ...	3,57,464	

The largest reduction was made in the recorded area of under-proprietary holdings, which (as already stated) amounted to 19,655 acres ; but the reduced area still included a good deal of land that ought not to have been assessed. When the under-proprietary rents came to be determined it was not infrequently found that plots of waste, or unculturable land, had been valued for assessment ; and the correction of these mistakes involved reductions in the revenue.

10. As will have been observed from the figures given in the preceding paragraph three-fourths of the total area assessed is held by ordinary tenants at cash rents, so that the proportion borne by the assumption areas to the whole is unusually low. The cash rents were found to be recorded with great accuracy, and in this respect the method of assessing on uncorrected papers was fully justified. There was an attempt at fraud in six

* These cultivated areas include revenue-free plots, but the extent of these is not considerable enough to affect the comparison.

† 3,57,465 acres in the report. There is a difference of one acre throughout the figures, which cannot be reconciled.

villages in the Lucknow pargana ; but this was defeated by the Assistant Settlement Officer, who prepared fresh rent-rolls after verifying from the tenants the rents actually paid. These revised rent-rolls may be considered as actuals ; and, in the entire district, only two recorded rentals were rejected for fraud and five for inadequacy, while thirty-nine were discarded as excessive. No land was found to have been designedly thrown out of cultivation, and no additions were made on this account. The net result of the rejection of rent-rolls by the assessing officers was to reduce the cash rental by Rs. 11,848 ; and a further reduction of Rs. 729 was made by Mr. Benett* making a total difference of Rs. 12,577. The recorded and accepted cash-rentals, with the valuation of the assumption areas, are shown in the following statement. The figures, here as elsewhere, will be found to differ from those given in the report. For pargana Lucknow Mr. Benett's revised valuations have been taken. In the other parganas also Mr. Benett seems to have made some alterations in the valuations ; but they were only occasional and in particular villages ; and, as details could not be ascertained without an examination of the village statements, which it was not worth while to undertake, I have followed the figures in the aggregate assessment statements :—

	Area	Rent	Rate.
Tenants' cash, recorded	2,67,601	17,18,465	6.42
Tenants' cash, accepted	2,67,601	17,05,888	6.37
Occupancy tenants	4,886	25,525	5.22
Proprietary cultivation	35,056	1,65,735	4.73
Under-proprietary	14,642	68,756	4.70
Grain-rented	20,515	77,292	3.77
Rent-free and nominally rented	14,764	71,096	4.82
Total assumption	89,863	4,08,404	4.54
Grand Total	3,57,464	21,14,292	5.91

There is nothing in these figures that is exceptional, or that seems open to criticism. Considered as general incidences the assumption rates are distinctly moderate as compared with the accepted cash-rate.

* In pargana Lucknow. Particulars cannot be given without an examination of the village statements

The grain rate is low, as it should be for this inferior class of land. The assumption rate for all classes is a little over 71 per cent. of the accepted cash-rate ; and it only slightly exceeds the rate paid by Thakur tenants at last settlement (paragraph 6 above). The valuations finally accepted, by whatever methods obtained, cannot as a whole be considered excessive.

11. The net assets, after additions for sayar and deductions on sir and on other accounts, are entered below :—

				Rs.
Rental assets, as in statement	...	...	...	21,14,292
Addition for sayar	...	...	...	10,879
		Total	...	21,25,171
Deduction for sir allowance	...	...	...	14,625
„ „ improvements	...	...	...	6,968
„ „ rent of nazul land	...	...	...	48
Net assessable assets				21,03,530

The sanctioned revenue was Rs. 10,00,098 ; but it will be better to take the figures as they now stand, as considerable reductions have been made on objection and appeal since the assessments were declared. The sanctioned and final revenues are tabulated below by parganas :—

Pargana.				Sanctioned Revenue.	Revenue as it now stands.
				Rs.	Rs.
Lucknow	...	...	...	1,88,796	1,85,434
Bijnour	...	...	...	1,26,166	1,24,511
Kakori	...	...	...	57,545	56,515
Mohanlalganj	...	...	...	2,15,814	2,13,302
Nigohan	...	...	...	64,080	63,830
Malihabad...	...	...	...	1,88,386	1,86,271
Mahona	...	...	...	1,59,311	1,56,706
Total...				10,00,098*	9,86,569

These figures are taken from a statement received from the district office, which has been carefully examined and corrected. Those given in the report are hopelessly discrepant. The pargana details in the table at

* In two parganas, Lucknow and Malihabad, these figures differ from those in the Government orders sanctioning the assessments ; but the differences are very slight, and they appear to be due to the correction of arithmetical errors.

No. ¹²¹⁷
~~1343-4~~

FROM

JOHN HOOPER, Esqr., C. S.,

SETTLEMENT COMMISSIONER, OUDH.

TO

THE SECRETARY, BOARD OF REVENUE,

NORTH-WESTERN PROVINCES AND OUDH.

Dated Lucknow, the 20th June 1898.

SIR,

I have the honour to submit Mr. P. Gray's final report on the settlement of the Lucknow district. Mr. Gray had no part in the actual assessment, and this may account for some shortcomings in his account of the operations; but it does not explain the numerous mistakes and discrepancies, which impair the value of the statistical tables of which the report chiefly consists. I have been obliged to have fresh statistics compiled in my office from the pargana reports and statements; and it is these that will be referred to in the following remarks. The more important tables, which have thus been prepared, have been printed as appendices to this letter.

2. As in Unao and Partabgarh the settlement was entrusted to the Deputy Commissioner in addition to his administrative duties; but the operations did not (as in those districts) include the preparation of a settlement record. Special measures had been taken beforehand by the district officer, Mr. Mulock, to secure accuracy in the village maps and papers, which were considered sufficiently reliable to serve as the basis of assessment without further correction. The different portions of the district were assessed by the following officers:—

pargana Lucknow, by Mr. Mulock, Deputy Commissioner, with the help of Mr. Molony, Assistant Settlement Officer;

parganas Malihabad and Mahona, by Mr. Darrah, Deputy Commissioner;

parganas Bijnour, Kakori, Nigohan and Mohanlalganj, by Mr. Molony under Mr. Darrah's supervision.

The district was brought under settlement by Notification No. ³¹⁸⁶
~~I—155 B.~~, dated the 9th November 1893. The assessment of pargana Lucknow was carried out in the cold weather of 1893-94, and that of the rest of the district in the following season; and operations were declared to be closed by Notification No. ⁴²³⁹
~~I—155 B.~~, dated the 18th November 1896. The operations were thus characterized by rapidity. In some parts of the

No. ³⁷⁷¹_{1-155B} OF 1898.

RESOLUTION

REVENUE DEPARTMENT.

Dated Allahabad, the 28th November 1898.

READ—

Letter from the Joint Secretary to the Board of Revenue, North-Western Provinces and Oudh, No. 3363N., dated 11th October 1898, submitting, with the Board's remarks, the Final Settlement Report of the Lucknow district, written by Mr. P. Gray, I.C.S., Deputy Commissioner of Lucknow, together with a review thereon by the Settlement Commissioner for Oudh.

OBSERVATIONS.—The report, as the Board observe, is lacking in fulness, and the statistics are inaccurate. So far as possible, the errors in the figures have been corrected by the Settlement Commissioner.

2. The settlement operations, which lasted three years, from November 1893 to November 1896, were under the charge of the Deputy Commissioner, assisted for a time by an Assistant Settlement Officer, Mr. E. A. Molony, I.C.S.

The Lieutenant-Governor and Chief Commissioner agrees with the Board that there is little doubt that better results would have been obtained if a separate Settlement Officer had been appointed. Experience proves that it is impossible nowadays for a single officer to administer the multifarious business of a district charge and at the same time to control efficiently the revision of a settlement.

In the Lucknow district there is reason to fear that the want of efficient skilled direction has resulted in some inequalities of assessment. The revenue administration of the *bhūr* villages along the Gumti river requires attention, and the working of the settlement generally will need watching. But the defects in the settlement are not so great as to justify the withholding of confirmation. The Lieutenant-Governor and Chief Commissioner is therefore pleased to confirm the settlement, as recommended by the Board of Revenue, and to fix the term of settlement as follows:—

Tahsíl Lucknow	...	...	...	To 30th June 1926.
„ Mohanlalganj	...	...	„	1927.
„ Malihabad	...	...	„	1928.

ORDER.—Ordered that a copy of this Resolution be forwarded to the Secretary to the Board of Revenue, North-Western Provinces and Oudh, for the information of the Board.

J. O. MILLER,

Chief Secy. to Govt., N.-W. P. and Oudh.

could not be done by fining, for the carelessness was at first so great that if adequate fines had been inflicted many of the men would have received no pay for months. And there was no time to work out and apply any system of rewards."

In paragraph 33 of his letter No. $\frac{1154}{104-8}$, dated the 31st July 1895, Mr. Benett replies:—

"Very great credit is, I submit, due to Mr. Darrah and Mr. Molony, not only for the rapidity with which this settlement has been made and reported, but also for the general excellence of the results. Mr. Darrah joined in August 1894 or little more than two months before the inspections began; and a great deal of work remained before the assessment statements could be got ready for the entry of the inspection notes and the final proposals. Only between two and three months was allowed to elapse after the end of the inspections, before the reports were completed and in my hands. Such admirable promptness could only have been possible if the Settlement Officer had been well seconded by his office, and in this connection Pandit Raghobar Dayal may be warmly recommended for favourable opinion of Board of Revenue. Mr. Darrah complains in the beginning of his covering letter of the want of intelligence shown by the rank and file of his office. No doubt they were usually men without experience or special training in that kind of work, and they required both instruction and driving. The difficulties in this respect must have been much greater than in settlements which are prolonged over a time, which is sufficient to allow the subordinate staff to become expert in their duties. The difficulties only enhance the credit which is due to the supervision. Whatever it may have been at the beginning, the work, when it reached me, was excellent, and the assessment statements, especially, left nothing to be desired in regard either of fulness or of accuracy. Some slight discrepancies may perhaps be found in the general statements, but they are never of a kind which materially affects a judgment of the results."

A settlement so quickly brought to a conclusion may contain the elements of failure. For the first few years it will require delicate handling especially in the tracts along the Gumti.

3 In conclusion, I desire to add my testimony to the good work done by Pandit Raghobar Dayal, Deputy Collector, since I have been in charge of the Settlement. Mr. Darrah has in the extract given above warmly acknowledged his work.

The Deputy Collector mentions particularly the work of Munshi Bodh Krishn Lal, now sadr kánungo of the district, who as sadr munsarim carefully supervised the vernacular department, and of Munshi Mohabbat Rae who rendered excellent service as sarishtadár of Mr. Molony's Court. I have no personal knowledge of their work as the assessment was over before I joined the district, but I desire to bring their services to your notice as Messrs. Darrah and Molony, who were the best judges of it, are not here to testify to it.

I have the honor to be,

SIR,

Your most obedient servant,

P. GRAY,

Settlement Officer.

FROM

THE DEPUTY COMMISSIONER

AND SETTLEMENT OFFICER, LUCKNOW,

TO

THE SETTLEMENT COMMISSIONER,

ODDH.

Dated Lucknow, the 18th November 1897.

SIR,

I HAVE the honor to submit the final report on the Settlement of the Lucknow district.

2. I had no hand in the actual assessment of the district which was carried out by Mr. Mulock and Mr. Darrah, with the assistance for a time of Mr. Molony as Assistant Settlement Officer. The "jamas" for the whole of the district, with the exception of the Lucknow pargana, had been declared before I joined the district in March 1896. Objections to the "jamas," appeals from the phantbandis and the under-proprietary rents fixed by the Settlement Deputy Collector, Pandit Raghubar Dayal, were disposed of by me with a few exceptions before the close of 1896.

I am therefore not in a position to give any opinion on the correctness of the assessment. The original assessment of the Lucknow pargana has been considerably reduced. In this pargana alone was there any reclassification of soils; in the remaining parganas the classification at the previous settlement was retained.

There have been considerable reductions in the initial assessments in other parganas, but I do not think this is surprising when the rate at which the assessments in these parganas were fixed is taken into consideration. Mr. Darrah's remarks on this point fully explain how the assessments were conducted. In his letter No. $\frac{3525}{1}$, dated the 15th June 1895, to the address of the Settlement Commissioner, he writes as follows :—

"The work had to be carried through at considerable speed. Mr. Molony's average of inspection was 6·318 square miles a day. Mine was 8·68 square miles. At this pace anything like a close and critical inspection was, of course, impossible, and it became necessary therefore to take special care that the assessments should be always well below the amounts which the patwáris' figures appeared to justify. These figures were subjected to no check, but were accepted as they came from the compilation office. This consists mainly of the district kánúngos and patwáris, together with a number of raw hands picked up from amongst the ummaidwárs of my office, and presided over by a Deputy Collector, Pandit Raghubar Dayal, who had one season's experience when pargana Lucknow was assessed last year. The ummaidwárs, patwáris, and kánúngos were, as a rule, habitually careless and inefficient and permitted the most glaring errors to be sent up in the statements they compiled. I have had considerable experience of this sort of work and have rarely seen, all things considered, a worse office, or one in which a general absence of the most rudimentary intelligence was so strongly combined with gross carelessness and utter indifference to results. But for the untiring industry and patience of Pandit Raghubar Dayal, who did his best to check, single-handed, the innumerable errors which his subordinates passed, the work would have been almost endless. But his assiduity and the introduction of a system by which every man was compelled to sign every paper that passed through his hands, and got severely fined when errors were found, did something towards improving matters. Nevertheless much